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ventura county general plan
area plan
for the
coastal zone

the
coastal
plan

1978-1982

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- o California Coastal Act of 1976 adopted by State.
- o Plan Adopted by the Ventura County Board of Supervisors on November 18, 1980.
- o California Coastal Act Amended by State effective January, 1981.
- o Plan Amended by the Ventura County Board of Supervisors on April 14, 1981.
- o Plan Conditionally Certified by the California Coastal Commission on August 20, 1981.
- o Plan Amended by the Ventura County Board of Supervisors on March 30, 1982.
- o Plan Certified by the California Coastal Commission on June 18, 1982.

THE COASTAL PLAN

Ventura County General Plan
Area Plan for the Coastal Zone

Ventura County Board of Supervisors

Adopted - November 18, 1980
Amended - April 14, 1981
Amended - March 30, 1982
Amended - October 15, 1985
Amended - December 20, 1988
Amended - June 20, 1989
Amended - December 11, 1990

California Coastal Commission

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ABSTRACT

The essence of Ventura County's Local Coastal Program, mandated by the California Coastal Act of 1976, is the Land Use Plan for the unincorporated portions of the coastal areas of Ventura County. It addresses the County's significant coastal issues with a combination of land use designations, resource protection, and development policies. The coastal zone was divided into three sub-areas: the North Coast, the Central Coast and the South Coast, each with its respective issues.

Specific issues evaluated in each sub-area included environmentally sensitive habitats, archaeological and paleontological resources, agriculture, commercial fishing, recreation and access, hazards, beach erosion, energy and industrial facilities, public works, housing and the location and planning of new development. Objectives are offered for each issue along with County policies to achieve each objective. All recommendations are founded on policies set forth in the California Coastal Act of 1976.

PREAMBLE

The relationship among the County of Ventura's Coastal Plan, the County's General Plan and the County's Zoning Ordinance for the Coastal Zone are as follows:

1. Ventura County's Coastal Plan is intended to serve as the County's "land use plan" and "local coastal element" applicable to the unincorporated portions of the Coastal Zone as required by the California Coastal Act of 1976, Public Resources Code Section 30000 et seq.
2. The Coastal Plan is also an Area Plan for the unincorporated coastal portions of Ventura County and, as such, is part of the County's General Plan. The purpose of the County's General Plan is to meet the local government General Plan requirements of Division I of the Planning and Zoning Law, Government Code Section 65000 et seq.
3. The purpose of the County's Zoning Ordinance for the Coastal Zone, Ventura County Ordinance Code Section 8171-1 et seq., is to implement the policies of the County's General Plan (as it applies to the Coastal Zone), and of the Coastal Plan. The Coastal Plan and the County's Zoning Ordinance for the Coastal Zone together constitute the "Local Coastal Program" (LCP) required for the unincorporated portions of the Coastal Zone by the California Coastal Act of 1976. The local coastal program specifically applies to development undertaken and proposed to be undertaken in the unincorporated portions of the Coastal Zone of Ventura County.

The goals, policies and programs of the Ventura County General Plan are cumulative and, as such, individual goals, policies and programs should be used and interpreted in context of other applicable goals, policies and programs. In the case of overlapping goals, policies and programs, the more restrictive shall govern.

All components of the Ventura County General Plan (as they apply to the Coastal Zone), including the Coastal Plan, are intended to be consistent with the provisions of the California Coastal Act of 1976. Any ambiguities in the General Plan, as they apply to the Coastal Zone, including the Coastal Plan, shall be resolved in favor of the interpretation most likely to implement the mandated goals, policies and programs of the Coastal Act.

INTRODUCTION

Legislative History

The significance and diversity of the nation's coastal zone was first recognized in 1972, when Congress passed the Coastal Zone Management Act (PL92-583). The Act directed coastal states to develop and implement coastal management programs. Administered through the National Oceanic and Atmospheric Agency, thirty states are eligible to receive federal aid for eighty percent of the costs to develop their coastal management strategies. Amendments to the Act, passed in 1976 (PL94-370), further clarified the management development and administrative grants, and established the Coastal Energy Impact Program.

The California Coastal Zone Act was also passed in 1972, a result of the citizen-initiated Proposition 20. It provided for preparation of a long-range coastal resources management plan, an interim development permit plan, and created the State and regional Coastal Commissions.

In December of 1975, after two years of public input and preparation, the Commission presented the legislature with the California Coastal Plan. This statewide comprehensive effort detailed the natural resources of the California coast, and identified the need for overall management of not only the natural resources, but human development as well.

These first two acts, one federal and one state, paved the way for the California Coastal Act of 1976. It set forth a permanent coastal management program and is the enabling legislation for the Local Coastal Program. This lengthy Act embodies 10 chapters and 900 sections. The State's fundamental goals for coastal management are declared in Section 30001.5:

- a. Protect, maintain, and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural man-made resources.
- b. Assure orderly, balanced utilization and conservation of coastal zone resources, taking into account the social and economic needs of the people of the state.
- c. Maximize public access to and along the coast, and maximize public recreational opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.
- d. Assure priority for coastal-dependent development over other development on the coast.
- e. Encourage state and local initiative in implementing coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

To accomplish its goals the Coastal Act details a comprehensive set of policies in Chapter 3 - Coastal Resources Planning and Management Policies. Other chapters provide definitions, structure the commissions, detail development controls, enforcement and penalty procedures, and, in general, set forth specific criteria to be met by all coastal plans. Together, the goals and policies of the Act provide a framework for protection of coastal lands and the

orderly management of development. As specified in Section 20333, some types of development have priority over others, with primary consideration given to agriculture and coastal-dependent industry.

Ventura County's Local Coastal Program History

The Local Coastal Program is envisioned in the 1976 Act to be the main vehicle for resolving issues on the use of coastal areas. While local jurisdictions are still essentially responsible for coastal planning, they must bring all plans and regulations into alignment with Coastal Act policies.

Preparation of the County's Local Coastal Program involved four phases:

1. Major issues were identified and a work program was prepared.
2. Information was then gathered, issues were analyzed, and the results were consolidated into individual working papers.
3. This Coastal (Area) Plan was prepared from the working papers and citizen input.
4. Implementing actions, including zoning ordinances and district maps, were then prepared and reviewed by the Coastal Commission for approval.

The formal process began in Ventura County on June 27, 1978, when the Board of Supervisors conducted a public hearing on the County's Local Coastal Program Issue Identification and Work Program. At the hearing the Board adopted a resolution that approved the program and requested State financial assistance. Focal points of the Local Coastal Program Work Program were coastal resources, such as agriculture, and undeveloped coastal areas. Coastal issues in the County included archaeology, sensitive habitats, shoreline structures, hazards, agriculture, recreation and shoreline access, commercial fishing and recreational boating, public works, energy, new development and housing.

Existing information was gathered and updated for each issue and then consolidated as a series of "working papers." Preliminary policies were developed to resolve differences within each issue. The 1976 Coastal Act and existing regional plans provided guidance for each recommendation. As the papers emerged they were circulated for public review and comment. The State mandates that certain public agencies automatically receive copies. Other public entities, such as libraries, various interest groups, individuals, and property owners also received copies. Notices of the availability of the papers were sent to approximately 4,200 people. The comments received were reflected as appropriate in the Land Use Plan. Additional and continuing input also came from the Citizen's Advisory Committee, which met on a regular basis.

The proposed policies that emerged from each of the working papers form the basis of this Coastal (Area) Plan. The Plan focuses on the County's coastal issues and is a framework by which each can be addressed using land use designations and resource protection, and development policies. Based on various findings, Coastal Act constraints, and jurisdictional limitations, the land uses most directly aligned with the Coastal Act were proposed and subsequently adopted.

In summary, the major objectives of the County's Coastal (Area) Plan are four fold:

1. To integrate the pertinent and reasonable policies that evolved from the working papers.
2. To establish a plan that clearly designates areas for agriculture, recreation, residential, other coastal dependent uses, and resource protection consistent with the Coastal Act.
3. To make recommendations for implementation of the Plan.
4. Identify amendments needed to align the County General Plan and Zoning Ordinances with the Local Coastal Program (LCP) Land Use Plan.

The foundation of Ventura County's Local Coastal Program is the California Coastal Act, along with past County decisions, development trends, and Board of Supervisor's policies. As the Local Coastal Program was developed, the significant issues were analyzed and a structure for specific implementations evolved. This process has guided the directions of this Coastal (Area) Plan.

Federal Lands and Activities

The County may choose to review and comment in an advisory capacity to the Coastal Commission on federal activities which affect the coastal zone at such time as the Commission reviews federal consistency determinations on such activities to assure their conformity with the California Coastal Management Program. Policies are provided in this Coastal (Area) Plan to assist the County in this advisory role and to advise the Commission and federal agencies of the County's policy positions. Examples of such activities for which the County may review and comment upon any consistency determinations include:

- Purchases or disposition of land.
- New development which could significantly increase the amount of water usage or the disposal of waste water.
- Changes in use of the Mugu Lagoon.
- Major flood control measures.
- Institution of dual civilian/military use of the Point Mugu airport.
- Recreational development in the Santa Monica Mountains (e.g., development of a General Management Plan for the Santa Monica Mountains NRA).
- Major changes in Soil Conservation Service programs.

Appropriate procedures shall be developed in Phase III to enable the County to carry out its advisory review of federal consistency determinations. This review process will build upon the experience the County has already had in working with federal agencies. To encourage cooperative planning, mechanisms such as cooperative planning, joint preparation of environmental documents, land use of "good offices" of agencies such as the Office of Permit Assistance (OPA) are favored.

All proposed developments within the coastal zone shall be reviewed to determine if they are likely to affect the Mugu Lagoon or the Santa Monica Mountains NRA. If potential adverse effects are identified, appropriate mitigation measures shall be developed in coordination with the affected federal agency and required as part of the permit approval.

In the Santa Monica Mountains, when lands are acquired by the federal government (i.e., Santa Monica Mountains National Recreation Area), the County encourages land uses, locations and intensities to be compatible with the Open Space land use designation. However, industrial and energy facilities which may be allowed as conditional uses in open space areas are not considered compatible with recreational and resource protection purposes of the Santa Monica Mountains NRA. The various resource and hazard constraints found in the South Coast section of this Land Use Plan may be used in any County review of federal activities. These constraints include, primarily, circulation and public works capacities and, secondly, hazards, archaeology, environmentally sensitive habitats, and visual quality.

Relationship to Other County General Plan Documents

The Ventura County General Plan is the Plan by which the unincorporated portions of Ventura County will develop in the future.

The Ventura County General Plan consists of: (a) Countywide Goals, Policies and Programs containing four chapters (Resources, Hazards, Land Use, and Public Facilities and Services), (b) four appendices (Resources, Hazards, Land Use, and Public Facilities and Services), which contain background information and data in support of the Countywide Goals, Policies and Programs, and (c) several Area Plans which contain specific Goals, Policies and Programs for specific geographic areas of the County.

The Coastal Plan is the Area Plan for the Coastal areas of the County.

The following general statements provide, in part, the framework for the Coastal Plan, and for the more specific objectives and policies found at the end of each section. These statements or requirements apply to all areas of the County's coastal zone:

General Statements

1. The Coastal (Area) Plan has been developed with brevity and clarity so that everyone can understand what the Plan entails.
2. The maximum amount of prime agricultural land is preserved for agricultural use.
3. Development within environmentally sensitive areas, archaeologically sensitive, and hazardous areas is discouraged.

Existing County procedures and ordinances are not adequate to protect environmentally sensitive habitats to the extent required by the Coastal Act. Consequently, an overlay designation will be developed as part of the Open Space zone with additional requirements for the protection of such habitats. This overlay will cover areas designated in the Plan as "Environmentally Sensitive Habitats" and buffer areas where necessary. Permitted uses within such habitats will be limited to those consistent with the Coastal Act. Examples of such uses include nature study, habitat

enhancement and restoration, and other uses dependent on habitat values. Also, uses allowed in buffer areas will be more limited than those allowed in the "C-O-S" (Coastal Open Space) zone, and feasible mitigation measures will be required consistent with Sections 30230 and 30231 of the Act.

4. Any environmentally sensitive habitats or areas of archaeological or paleontological significance that may qualify should be considered for nomination to the National Natural Landmarks Program administered by the Heritage Conservation and Recreation Service, U.S. Department of the Interior, San Francisco (see Appendix 2).
5. While recreational opportunities in the Ventura County coastal zone are sufficient, the County encourages the California Department of Parks and Recreation to acquire those coastal areas currently proposed for acquisition. The County also encourages the State to consider additional coastal areas for acquisition, or less-than-fee acquisition.
6. No significant visual or scenic problems were identified in most of the unincorporated parts of the County during the issue identification phase of the LCP, thus no specific scenic or visual policies are included, except in the Santa Monica Mountains.
7. Additional studies, initiation of new programs, or the acquisition of land or easements required by Coastal (Area) Plan policies will only be developed as staff and funding are available.

Energy Facilities

8. For all new oil and gas development activities within areas covered by existing Conditional Use Permits which do not contain specified time limits for expiration, a permit is required. However, if the applicant has been granted a claim of vested rights on the subject property by the California Coastal Commission, no such permit is required.
9. All oil operators with existing Conditional Use Permits are expected to follow best available oil field safety practices for all existing well operations and new wells drilled under the existing permits.
10. All drilling/production facilities, oil and gas transportation facilities, access roads, as well as all accessory facilities, will be consolidated to the maximum extent feasible.
11. Major oil and gas processing facilities and electrical generating facilities, which require a "Coastal Industrial" (C-M) zone, are restricted to locations within areas designated as "Industrial" by this Plan.

Industrial Facilities

12. All industrial facilities which require a "Coastal Industrial" (C-M) zone are restricted to locations within areas designated "Industrial" by this Plan.

Commercial Facilities

13. All commercial facilities which require a "Coastal Commercial" (C-C) zone are restricted to locations within areas designated "Commercial" by this Plan.

Access Management

14. The County will accept offers of dedication which will increase opportunities for public access and recreation consistent with the County's ability to assume liability and maintenance costs.
15. The County will actively encourage other private or public agencies to accept offers of dedication, to assume liability and maintenance responsibilities, and initiate legal action to pursue beach access.
16. The County will continue to seek funding sources to improve existing access points.
17. The County will coordinate and supervise programs with other private and public organizations to improve existing access, provide additional access, provide signing, parking, pedestrian and bicycle facilities, and the like.
18. Consistent with the availability of staff and funds, the County will initiate action to acquire easements to and along beaches and along access corridors for which potential prescriptive rights exist.

Grading Operations

19. Grading plans shall minimize cut and fill operations. If it is determined a project is feasible with less alteration of the natural terrain than is proposed, that project shall be denied.
20. All development shall be designed to minimize impacts and alterations of physical features and processes of the site (i.e., geological, soils, hydrological, water percolation and runoff) to the maximum extent feasible.
21. For permitted grading operations on hillsides, the smallest practical area of land shall be exposed at any one time during development, and the length of exposure shall be kept to the shortest practicable amount of time. The clearing of land shall be precluded during the winter rainy season (November 15 - April 15) and all measures for removing sediments and stabilizing slopes shall be in place prior to or concurrent with any on-site grading activities.
22. Where appropriate, sediment basins (including debris basins, desilting basins, or silt traps) shall be installed on the project site prior to or concurrent with the initial grading operations and maintained by the applicant through the development process to remove sediment from runoff waters. All sediment shall be retained on-site unless removed to an appropriate approved dumping location.

23. Where construction will extend into the rainy season, temporary vegetation, seeding, mulching, or other suitable stabilization methods shall be used to protect soils subject to erosion. The appropriate methods shall be prepared by a licensed landscape architect, and approved by the County.
24. Cut and fill slopes shall be stabilized at the completion of final grading. To the greatest extent feasible, planting shall be of native grasses and shrubs or appropriate non-native plants using accepted planting procedures. Such planting shall be adequate to provide 90% coverage within 90 days, and shall be repeated if necessary to provide such coverage. This requirement shall apply to all disturbed soils.
25. Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Where feasible and appropriate, water runoff shall be retained on-site to facilitate groundwater recharge, unless to do so would require significant grading or brush removal not otherwise necessary and the cumulative impacts of such on-site retention would be greater than the cumulative impacts of not facilitating recharge, within the same drainage area.
26. Degredation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste shall not be discharged into or alongside coastal streams or wetlands either during or after construction.
27. The Soil Conservation Service (SCS) and the State Department of Fish and Game shall be consulted for grading of hillsides and brush clearance in excess of 1/2 acre. In all cases best management practices shall be used.

Grading (Hillside)

28. Hillside (defined as land with slopes over 20%) grading and brush clearance shall be regulated to maintain the biological productivity of coastal waters, protect environmentally sensitive areas and park and recreation areas, and to minimize the alteration of natural land forms.
29. For all substantial hillside grading (over 50 cu. yds. of cut or fill) or brush clearance (greater than 1/2 acre), including that related to agricultural activities, a development permit shall be required. The application for the permit shall contain an erosion control plan. Such plan shall be prepared by a licensed engineer qualified in soil mechanics and hydrology and approved by appropriate County agencies to ensure compliance with this Coastal (Area) Plan and all other County ordinances. Additionally, for agricultural related activities such plan shall also be reviewed by the Resource Conservation District.

Environmentally Sensitive Habitats

Buffer Areas:

30. Within a buffer zone, no new principal structures will be permitted unless prohibition of the structure from the buffer will preclude the utilization of the larger parcel for its designated use. When it is necessary to allow structures within the buffer they shall be located as far from the habitat resources as possible and mitigations shall be required to eliminate or reduce their impacts to an insignificant level. If a principal structure exists as of the adoption of this Plan, it may be rebuilt within the buffer zone if it is destroyed by fire or a natural disaster. If it is an otherwise non-conforming use it shall not be rebuilt within the buffer.
31. New development in buffer zones shall be limited to access paths, fences, necessary to protect environmentally sensitive areas, and similar uses which have either beneficial effects on wildlife or no significant adverse effects.

Land Use Plan Designations

The land use designations in the Coastal Plan are designed to reflect the policies, existing and proposed land uses, existing General Plan land use designations, and zoning categories. This was done to preclude a significant amount of changes to the General Plan and Zoning Code. In some cases only one or two zoning categories are consistent with a land use designation (see Figure 33). All existing zoning categories applied to the coastal zone have been modified as necessary to meet the policies in the Plan.

The land use categories listed below describe the type and intensity of land use permitted within each category. Summary Tables (Figures 16.1, 26.1 & 32) list each land use designation and its total area, building intensity, population and employment capacity, and population and employment density. The purpose of each of the land use categories is described below.

The following are descriptions of each land use designation and the principal permitted uses for each.

Open Space: The purpose of this designation is to provide for the preservation and enhancement of valuable natural and environmental resources while allowing reasonable and compatible uses of the land. Also to protect public safety through the management of hazardous areas such as flood plains, fire prone areas, or landslide prone areas. Principal permitted uses are one dwelling unit per parcel, agricultural uses as listed as principal permitted uses in "Agricultural" designation, and passive recreational uses that do not alter physical features beyond a minimal degree and do not involve structures. Minimum lot size in the "Open Space" designation is 10 acres.

Agriculture: The purpose of this designation is to identify and preserve agricultural land for the cultivation of plant crops and the raising of animals. Lands placed in this designation include those in existing agricultural use, existing agricultural preserves (Land Conservation Act Contracts), and land with prime soils. Principal permitted uses are: crops for food and fiber; orchards and vineyards; field or row crops; drying and storage of crops, hay, straw, and seed; growing and harvesting of flowers, ornamentals, and turf; and animal breeding, pasturing, or ranching. Minimum lot size in the "Agriculture" designation is 40 acres.

Recreation: This designation identifies those facilities in the Coastal Zone which provide recreational opportunities or access to the shoreline. Principal permitted uses are active and passive recreation including parks with facilities for picnicking, camping, riding, and hiking, on a day use or longer use basis. Structures or other facilities are limited to those necessary to support the recreational uses.

Residential Designations: The building intensities listed below indicate the maximum number of dwelling units allowed on a given parcel of land. These intensities are reflective of existing lot sizes and zoning categories. Principal permitted uses in all residential areas, in addition to those listed below, are churches, fire stations, public parks and playgrounds, and home occupations.

Rural Intensity: The lowest intensity residential designation with one dwelling unit per acre. Principal permitted uses are a single-family dwelling and those uses listed under "Agriculture" except animal breeding, pasturing, or ranching.

Low Intensity: Principal permitted use is single-family dwelling. The intensity is 1.1 - 2 dwelling units per acre.

Medium Intensity: Again, the principal permitted use is a single-family dwelling. The intensity is 2.1 to 6 dwelling units per acre.

High Intensity: The majority of residential development in the unincorporated Coastal Zone is within this intensity. Principal permitted uses are one- and two-family dwellings per parcel. The intensity is 6.1 to 36 dwelling units per acre.

Commercial: Mainly used for neighborhood commercial uses, but because of certain locations close to beach or other recreational areas some existing uses also serve visitor needs. Generally property under this designation contains small lots suitable only for small neighborhood-serving uses. Principal permitted uses are grocery stores, delicatessens, meat markets, bakeries, drug stores, fruit and vegetable stores, hardware stores, restaurants and cafes, shoe repair shops, and other uses normally considered as neighborhood serving. Also, dwelling units above the stores occupied only by the proprietor are permitted if the entire ground floor is retail business.

Industrial: The main intent of this designation is to recognize industrial uses found in the unincorporated Coastal Zone or areas where expansion of existing industrial uses is logical. Most of the uses now found in this designation are coastal-dependent such as the Mobil-Rincon and Phillips-La Conchita facilities that service offshore oil. Any vacant parcels shown as "Industrial" should be annexed prior to any development. Principal permitted uses are oil processing facilities or expansion of said facilities, associated administrative or executive offices, and oil and gas exploration, production, and temporary storage.

Urban Boundary Line: This line on the land use maps generally separates areas intended for agricultural use from areas intended for uses more urban in nature.

Zoning Compatibility

The specific land use regulations are established by zoning. The Zoning Compatibility Matrix (Figure 33) identifies which zones are compatible with the various Land Use Designations.

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SUMMARY OF COASTAL ACT POLICIES

Integrating the Coastal Act policies with County needs is an important aspect of developing the Land Use Plan. County policies must be aligned with mandated State policies so the course of coastal development is clear, balanced, and in concert with the intent of the Act: "That to promote the public safety, health, and welfare, and to protect public and private property, wildlife, marine fisheries, other ocean resources, and the natural environment, it is necessary to protect the ecological balance of the coastal zone and prevent its deterioration and destruction" [§ "30001(c)].

Sections of the Coastal Act, as amended from time to time by the State, immediately relevant to each of the issues are provided in the following pages. For purposes of this land use Plan, the definitions found in the Coastal Act will be utilized.

The California State legislature recognized that there was a potential for conflicts between the policies. Section 30007.5 states that when conflicts do arise, they will be resolved by taking a balanced direction that is most protective of significant coastal resources.

Environmentally Sensitive Habitats

§ 30230. "Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes."

§ 30231. "The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference of ground water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams."

§ 30233(a). "The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

- (1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.

- (2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.
- (3) In wetland areas only, entrance channels for new or expanded boating facilities; and in a degraded wetland, identified by the Department of Fish and Game pursuant to subdivision (b) of Section 30411, for boating facilities, a substantial portion of the degraded wetland is restored and maintained as a biologically productive wetland; provided, however, that in no event shall the size of the wetland area used for such boating facility, including berthing space, turning basins, necessary navigation channels, and any necessary support service facilities, be greater than 25 percent of the total wetland area to be restored.
- (4) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities.
- (5) Incidental public service purposes, including, but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.
- (6) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.
- (7) Restoration purposes.
- (8) Nature study, aquaculture, or similar resource-dependent activities."

(b). "Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable longshore current systems."

(c). "In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Game, including, but not limited to, the 19 coastal wetlands identified in its report entitled "Acquisition Priorities for the Coastal Wetlands of California" shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of South San Diego Bay, if otherwise in accordance with this division."

§ 30236. "Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the floodplain is feasible, and where such protection

is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat."

§ 30240(a). "Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas."

(b). "Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas."

§ 30607.1 "Where any dike and fill development is permitted in wetlands in conformity with this division, mitigation measures shall include, at a minimum, either acquisition of equivalent areas of equal or greater biological productivity or opening up equivalent areas to tidal action; provided, however, that if no appropriate restoration site is available, an in-lieu fee sufficient to provide an area of equivalent productive value or surface areas shall be dedicated to an appropriate public agency, or such replacement site shall be purchased before the dike or fill development may proceed. Such mitigation measures shall not be required for temporary or short-term fill or diking, provided that a bond or other evidence of financial responsibility is provided to assure that restoration will be accomplished in the shortest feasible time."

Archaeological and Paleontological Resources

§ 30244. "Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required."

Shoreline Access

§ 30210. "In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse."

§ 30211. "Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation."

§ 30212(a). "Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or (3) agriculture would be adversely affected. Dedicated accessway shall not be

required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway."

- (c). "Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1 to 66478.14, inclusive, of the Government Code and by Section 4 of Article X of the California Constitution."

Recreation

- § 30220. "Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses."
- § 30221. "Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area."
- § 30222. "The use of private lands suitable for visitor-serving commercial recreation facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry."
- § 30223. "Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible."
- § 30250(c). "Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attractions for visitors."

Agriculture

- § 30241. "The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas' agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following:
- (a) By establishing stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban uses.
 - (b) By limiting conversions of agricultural lands around the periphery of urban areas to the lands where the viability of existing agricultural use is already severely limited by conflicts with urban uses or where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development.
 - (d) By developing available lands not suited for agriculture prior to the conversion of agricultural lands.

(e) By assuring that public service and facility expansions and nonagricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality."

§ 30242. "All other lands suitable for agricultural use shall not be converted to nonagricultural uses unless (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands."

§ 30243. "The long-term productivity of soils and timberlands shall be protected, and conversions of coastal commercial timberlands in units of commercial size to other uses or their division into units of noncommercial size shall be limited to providing for necessary timber processing and related facilities."

§ 30250(a). "New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels."

§ 30411(c). "The Legislature finds and declares that salt water or brackish water aquaculture is a coastal-dependent use which should be encouraged to augment food supplies and to further the policies set forth in Chapter 4 (commencing with Section 825) of Division 1. The Department of Fish and Game may identify coastal sites it deems appropriate for aquaculture facilities. If the department identifies such sites, it shall do so by October 1, 1980, and shall by the same date transmit information identifying such sites to the commission and the relevant local government agency. The commission, and where appropriate, local governments shall, consistent with the coastal planning requirements of this division, provide for as many coastal sites identified by the Department of Fish and Game for such uses as are consistent with the policies of Chapter 3 (commencing with Section 30200) of this division."

Commercial Fishing and Recreational Boating

§ 30224. "Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water-dependent land uses that congest access corridors and preclude boating support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land."

§ 30234. "Facilities serving the commercial fishing and recreational boating industries shall be protected and, where feasible, upgraded. Existing commercial fishing and recreational boating harbor space shall not be reduced unless the demand for those facilities no longer exists or adequate substitute space has been provided. Proposed recreational boating facilities shall, where feasible, be designed and located in such a fashion as not to interfere with the needs of the commercial fishing industry."

§ 30255. "Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support."

Hazards

§ 30253. "New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazards.
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs."

§ 30236. "Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat."

Energy

§ 30001.2. "The Legislature further finds and declares that, notwithstanding the fact electrical generating facilities, refineries, and coastal-dependent developments, including ports and commercial fishing facilities, offshore petroleum and gas development, and liquefied natural gas facilities, may have significant adverse effects on coastal resources or coastal access, it may be necessary to locate such development in the coastal zone in order to ensure that inland as well as coastal resources are preserved and that orderly economic development proceeds within the state."

§ 30232. "Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur."

- § 30250(b). "Where feasible, new hazardous industrial development shall be located away from existing developed areas."
- § 30255. "Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support."
- § 30260. "Coastal-dependent industrial facilities shall be encouraged to locate or expand within existing sites and shall be permitted reasonable long-term growth where consistent with this division. However, where new or expanded coastal-dependent industrial facilities cannot feasibly be accommodated consistent with other policies of this division, they may nonetheless be permitted in accordance with this section and Sections 30261 and 30262 if (1) alternative locations are infeasible or more environmentally damaging; (2) to do otherwise would adversely affect the public welfare; and (3) adverse environmental effects are mitigated to the maximum extent feasible."

Oil and Gas Development

- § 30262. "Oil and gas development shall be permitted in accordance with Section 30260, if the following conditions are met:
- (a) The development is performed safely and consistent with the geologic conditions of the well site.
 - (b) New or expanded facilities related to such development are consolidated, to the maximum extent feasible and legally permissible, unless consolidation will have adverse environmental consequences and will not significantly reduce the number of producing wells, support facilities, or sites required to produce the reservoir economically and with minimal environmental impacts.
 - (c) Environmentally safe and feasible subsea completions are used when drilling platforms or islands would substantially degrade coastal visual qualities unless use of such structures will result in substantially less environmental risks.
 - (d) Platforms or islands will not be sited where a substantial hazard to vessel traffic might result from the facility or related operations, determined in consultation with the United States Coast Guard and the Army Corps of Engineers.
 - (e) Such development will not cause or contribute to subsidence hazards unless it is determined that adequate measures will be undertaken to prevent damage from such subsidence.
 - (f) With respect to new facilities, all oilfield brines are reinjected into oil-producing zones unless the Division of Oil and Gas of the Department of Conservation determines to do so would adversely affect production of the reservoirs and unless

injection into other subsurface zones will reduce environmental risks. Exceptions to reinjections will be granted consistent with the Ocean Waters Discharge Plan of the State Water Resources Control Board and where adequate provision is made for the elimination of petroleum odors and water quality problems.

Where appropriate, monitoring programs to record land surface and near-shore ocean floor movements shall be initiated in locations of new large-scale fluid extraction on land or near shore before operations begin and shall continue until surface conditions have stabilized. Costs of monitoring and mitigation programs shall be borne by liquid and gas extraction operators."

Tanker Facilities

- § 30261(a). "Multicompany use of existing and new tanker facilities shall be encouraged to the maximum extent feasible and legally permissible, except where to do so would result in increased tanker operations and associated onshore development incompatible with the land use and environmental goals for the area. New tanker terminals outside of existing terminal areas shall be situated as to avoid risk to environmentally sensitive areas and shall use a monobuoy system, unless an alternative type of system can be shown to be environmentally preferable for a specific site. Tanker facilities shall be designed to (1) minimize the total volume of oil spilled, (2) minimize the risk of collision from movement of other vessels, (3) have ready access to the most effective feasible containment and recovery equipment for oilspills, and (4) have onshore deballasting facilities to receive any fouled ballast water from tankers where operationally or legally required."

Refineries and Petrochemical Facilities

- § 30263(a). "New or expanded refineries or petrochemical facilities not otherwise consistent with the provisions of this division shall be permitted if (1) alternative locations are not feasible or are more environmentally damaging; (2) adverse environmental effects are mitigated to the maximum extent feasible; (3) it is found that not permitting such development would adversely affect the public welfare; (4) the facility is not located in a highly scenic or seismically hazardous area, on any of the Channel Islands, or within or contiguous to environmentally sensitive areas; and (5) the facility is sited so as to provide a sufficient buffer area to minimize adverse impacts on surrounding property.
- (b). "In addition to meeting all applicable air quality standards, new or expanded refineries or petrochemical facilities shall be permitted in areas designated as air quality maintenance areas by the State Air Resources Board and in areas where coastal resources would be adversely affected only if the negative impacts of the project upon air quality are offset by reductions in gaseous emissions in the area by the users of the fuels, or, in the case of an expansion of an existing site, total site

emission levels, and site levels for each emission type for which national or state ambient air quality standards have been established do not increase."

- (c). "New or expanded refineries or petrochemical facilities shall minimize the need for once-through cooling by using air cooling to the maximum extent feasible and by using treated waste waters from inplant processes where feasible."

Liquefied Natural Gas (LNG) Terminals

- § 30261(b). "Because of the unique problems involved in the importation, transportation, and handling of liquefied natural gas, the location of terminal facilities therefore shall be determined solely and exclusively as provided in Chapter 10 (commencing with Section 5550) of Division 2 of the Public Utilities Code and the provisions of this division shall not apply unless expressly provided in such Chapter 10."

Electrical Generation Facilities

- § 30413(b). "The commission shall, prior to January 1, 1978, and after one or more public hearings, designate those specific locations within the coastal zone where the location of a facility as defined in Section 25110 would prevent the achievement of the objectives of this division; provided, however, the specific locations that are presently used for such facilities and reasonable expansion thereof shall not be so designated. Each such designation shall include a description of the boundaries of such locations, the objectives of this division which would be so affected, and detailed findings concerning the significant adverse impacts that would result from development of a facility in the designated area. The Commission shall consider the conclusions, if any, reached by the State Energy Resources Conservation and Development Commission in its most recently promulgated comprehensive report issued pursuant to Section 25309. The Commission shall transmit a copy of its report prepared pursuant to this subdivision to the State Energy Resources Conservation and Development Commission."

- § 30264. "Notwithstanding any other provision of this division, except subdivisions (b) and (c) of Section 30413, new or expanded thermal electric generating plants may be constructed in the coastal zone if the proposed coastal site has been determined by the State Energy Resources Conservation and Development Commission to have greater relative merit pursuant to the provisions of Section 25516.1 than available alternative sites and related facilities for an applicant's service area which have been determined to be acceptable pursuant to the provisions of Section 25516."

Beach Erosion and Shoreline Structures

- § 30235. "Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion and when designed to eliminate or

mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fish kills should be phased out or upgraded where feasible."

§ 30253. "New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (2) Assure stability and structure integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs."

Public Works

§ 30241. "The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas' agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through ... the following:

- (e) By assuring that public service and facility expansions and nonagricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality."

§ 30250(a). "New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels."

§ 30251. "The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of the surrounding area and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting."

§ 30252. "The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities

within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development."

§ 30254. "New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state or nation, public recreation, commercial recreation and visitor-serving land uses shall not be precluded by other development."

Housing

§ 30250(a). "New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located in, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing development areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels will be no smaller than the average size of surrounding parcels."

§ 30253. "New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
- (3) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development.

- (4) Minimize energy consumption and vehicle miles traveled.
- (5) Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses."

Locating and Planning New Development

- § 30244. "Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required."
- § 30250. "New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it, or where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels."
- § 30252. "The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and (6) by assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provisions of onsite recreational facilities to serve the new development."
- § 30253. "New development shall:
 - (3) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board, as to each particular development.
 - (4) Minimize energy consumption and vehicle miles traveled."

THE NORTH COAST

AREA SUMMARY

The North Coast spans 12 miles from the northern County line at Rincon Point southward to the Ventura River. It encompasses coastal cliffs, formed by eroding marine terraces, a portion of the Santa Inez Mountains, narrow sandy beaches, rocky tidepools, and a perennial stream.

Approximately 90 percent of the area inland of Highway 101 is open space or agriculture. Most of the land is owned in large parcels of 20 to 40 acres, or more. Oil wells and related facilities are scattered throughout the area. U.S. Highway 101 and the tracks of the Southern Pacific Railroad wind along the narrow strip of land at the base of the mountains.

Six residential and two industrial "Existing Communities," as designated by the County in 1978, are located on the North Coast (Figure 1). The purpose of the "Existing Community" designation is to recognize the existing urban development along the coast, and to allow those specific areas to infill using prevailing zoning categories. The communities are:

1. Rincon Point. An 9.4 acre residential area with controlled access. It is zoned "C-R-1" (Coastal One-Family Residential, 7,000 square foot minimum lot size).

2. La Conchita. An older residential community, about two miles south of the Santa Barbara-Ventura County Line, east of U.S. Highway 101, that encompasses 19.0 acres and is zoned "R-B" (Residential-Beach) and "C-C" (Coastal Commercial).
3. Mussel Shoals. A 5.6 acre mixed-density residential area. It is located west of U.S. Highway 101 and the Old Coast Highway, and is zoned "R-B" (Residential-Beach) and "C-C" (Coastal Commercial).
4. Seacliff. An area of 11.34 acres bounded on the north by freeway right-of-way, east by the Old Coast Highway, and to the south by Hobson County Park. The homes are single-family and zoning is "R-B".
5. Faria. A residential area west of U.S. Highway 101 and about 5.5 miles north of the City of San Buenaventura. It encompasses 20.7 acres under single ownership. The area is zoned "R-B".
6. Solimar. Also zoned "R-B", this residential community is located between Old Coast Highway and the beach, approximately 3.75 miles north of the City of San Buenaventura.
7. Mobil Rincon. One of two industrial communities on the North Coast, it is approximately 395 acres in size, with 158 acres still potentially developable. It contains two processing facilities: Mobil Rincon and Chanslor-Western/Coline. The major portion of development is inland of the freeway, and is zoned "C-M" (Coastal Industrial).
8. Phillips. Phillips Petroleum processing plant at La Conchita is the second industrial community. It encompasses 9.8 acres that are fully developed under "C-M" (Coastal Industrial) zoning.

Portions of the North Coast are set aside for recreation. Emma Wood State Beach, about 7 miles south of Solimar, has 150 overnight campsites and also includes the popular surfing area at Rincon Point. Hobson County Park, Faria County Park, and the Rincon Parkway have additional opportunities for camping and beach access. A fire station is located north of, and immediately adjacent to, the community of Seacliff.

Policies

1. All zoning and development shall be in conformance with the Land Use Plan map (Figure 16.2), which have been designed to reflect these goals and policies. The Zoning Compatibility Matrix (Figure 33) indicates the zones which are consistent with the various land use categories.
2. In case of reasonable doubt as to the precise alignment of land use boundaries on the Land Use Plan Maps, the Planning Director is authorized to determine the precise boundary locations. Such determinations must comply with the goals and policies which are set forth in the written text of the Local Coastal (Area) Plan. Determinations shall be graphically portrayed on the adopted Land Use Plan Map. In granting the Planning Director such powers, it is understood that any interested party may appeal the Director's decision to the Planning Commission and subsequently to the Board of Supervisors (Ventura County Ordinance Code, Division 8, Chapter 1.1, Article 11) and, upon exhaustion of these local appeals, as follows:

- (a) The dispute or question of determination may be appealed to the Executive Director of the Coastal Commission. The Executive Director shall expediently transmit to the interested parties his or her determination as to the precise boundary location.
- (b) Where the Executive Director's determination is not in accordance with the local government determination, the Commission shall hold a hearing for purposes of determining the appropriate boundaries for the area. The Commission shall schedule the hearing on the determination for the next Commission meeting consistent with its Administrative Regulations Section 13569.

ENVIRONMENTALLY SENSITIVE HABITATS

A. Tidepools and Beaches

Tidepools occur at Faria, Mussel Shoals, Seacliff and Emma Wood State Beach (Figure 1). Subtidal rock outcrops provide anchorage for kelp, which in turn provides habitat for a multitude of organisms. Intertidal and subtidal diversity creates feeding habitat for a variety of water birds. The sandy beach adjacent to the rocky areas serves as resting habitat for shorebirds, and is important for shellfish and as grunion spawning grounds.

Objective

The protection of tidepools.

Policies

1. Shoreline interpretive programs will be coordinated by all appropriate agencies for existing recreation sites, including Hobson and Faria County Parks, and Emma Wood State Beach. Coastal ecology should be included into interpretive programs as they are developed for new State recreation areas and parks.
2. Provisions will be made for the proper disposal of recreation generated wastewater effluent and solid waste at public sites along the North Coast. County Service Area (CSA) 29 will help provide an acceptable wastewater disposal system for portions of the North Coast.
3. Shoreline protection structures, such as revetments, seawalls, groins, or breakwaters, are allowed when they are necessary to protect existing developments, coastal-dependent land uses, and public beaches. Any structures built under these conditions will incorporate mitigation measures that reduce intertidal or nearshore habitat losses and impacts on local shoreline and sand supply.
4. Placement of any fill or dredged material along the North Coast beach intertidal area shall be carried out in consultation with the State Department of Fish and Game, in order to ensure that the timing and location of such activities does not disrupt the life cycles of intertidal or sandy beach species.

5. An applicant for any coastal project, including shoreline protective devices, will show that their proposal will not cause long-term adverse impacts on beach or intertidal areas. Impacts include, but are not limited to, destruction of the rocky substrate, smothering of organisms, contamination from improperly treated waste water or oil, and runoff from streets and parking areas. Findings to be made will include, but not be limited to, proper waste water disposal.
6. Policies 2 through 5 are also applicable to projects involving alterations to existing shoreline protection structures.
7. The adopted State "Guidelines for Wetlands and Other Wet, Environmentally Sensitive Habitats" will be used when analyzing any projects that may impact or alter tidepools.

B. Creek Corridors

Rincon Creek is the only perennial riparian corridor on the North Coast (Figure 2). However, other stream or creek corridors are considered to be watercourses, either perennial or intermittent, as shown on USGS quadrangle maps, as measured between the high water mark, or the break in each bank. Maintenance of native vegetation will help diffuse floods and runoff, minimize soil erosion, and retard sedimentation.

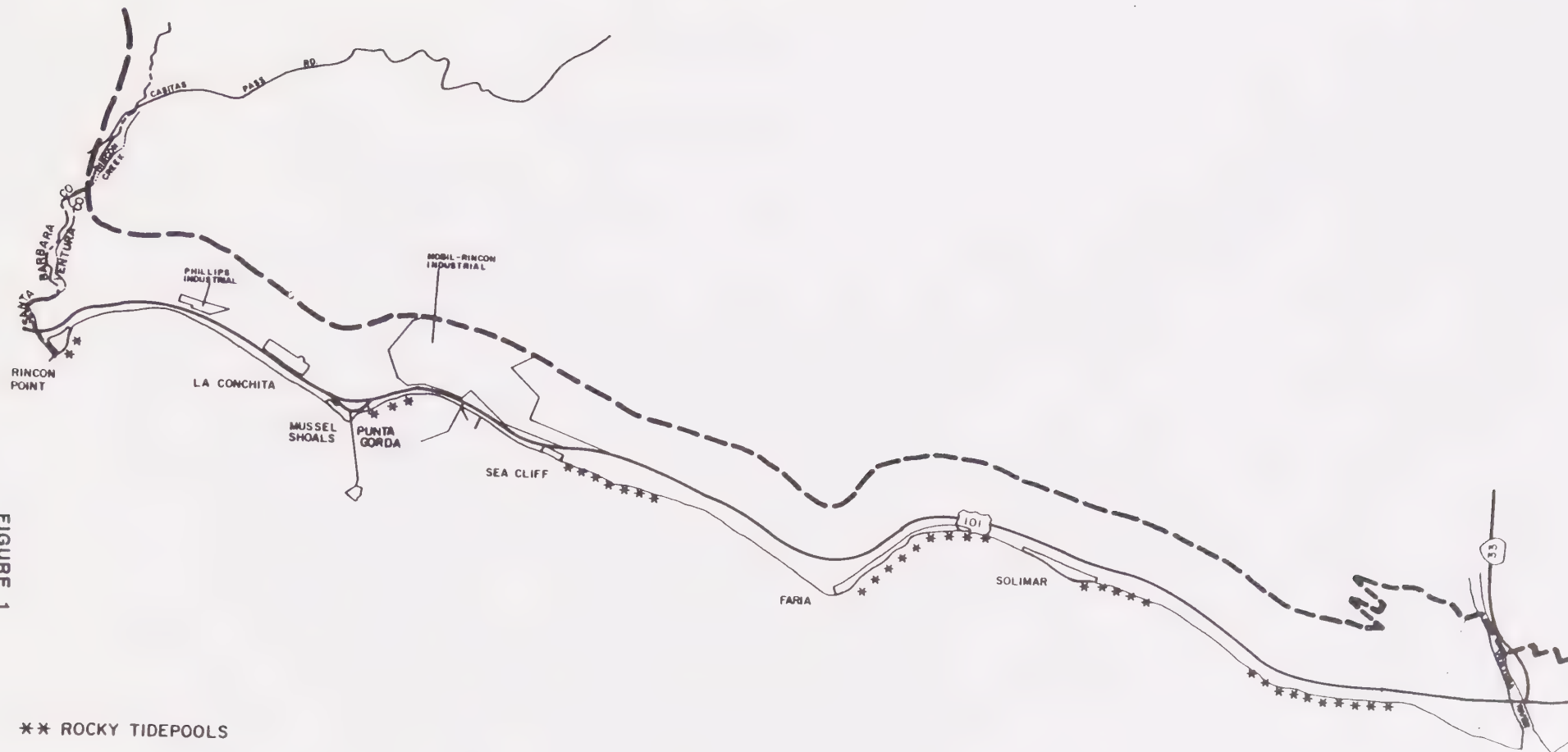
Objective

To maintain creek corridors in as natural a state as possible while still accommodating the needs of public health and safety.

Policies

1. All projects on land either in a stream or creek corridor or within 100 feet of such corridor (buffer area), shall be sited and designed to prevent impacts which would significantly degrade riparian habitats, and shall be compatible with the continuance of such habitats.
2. Substantial alterations (channelizations, dams, etc.) to river, stream, or creek corridors are limited to:
 - a) necessary water supply projects;
 - b) flood control projects where no other method for protecting existing structures in the flood plain is feasible, and where such protection is necessary for public safety or to protect existing development; or
 - c) developments where the primary function is the improvement of fish and wildlife habitat.

FIGURE 1



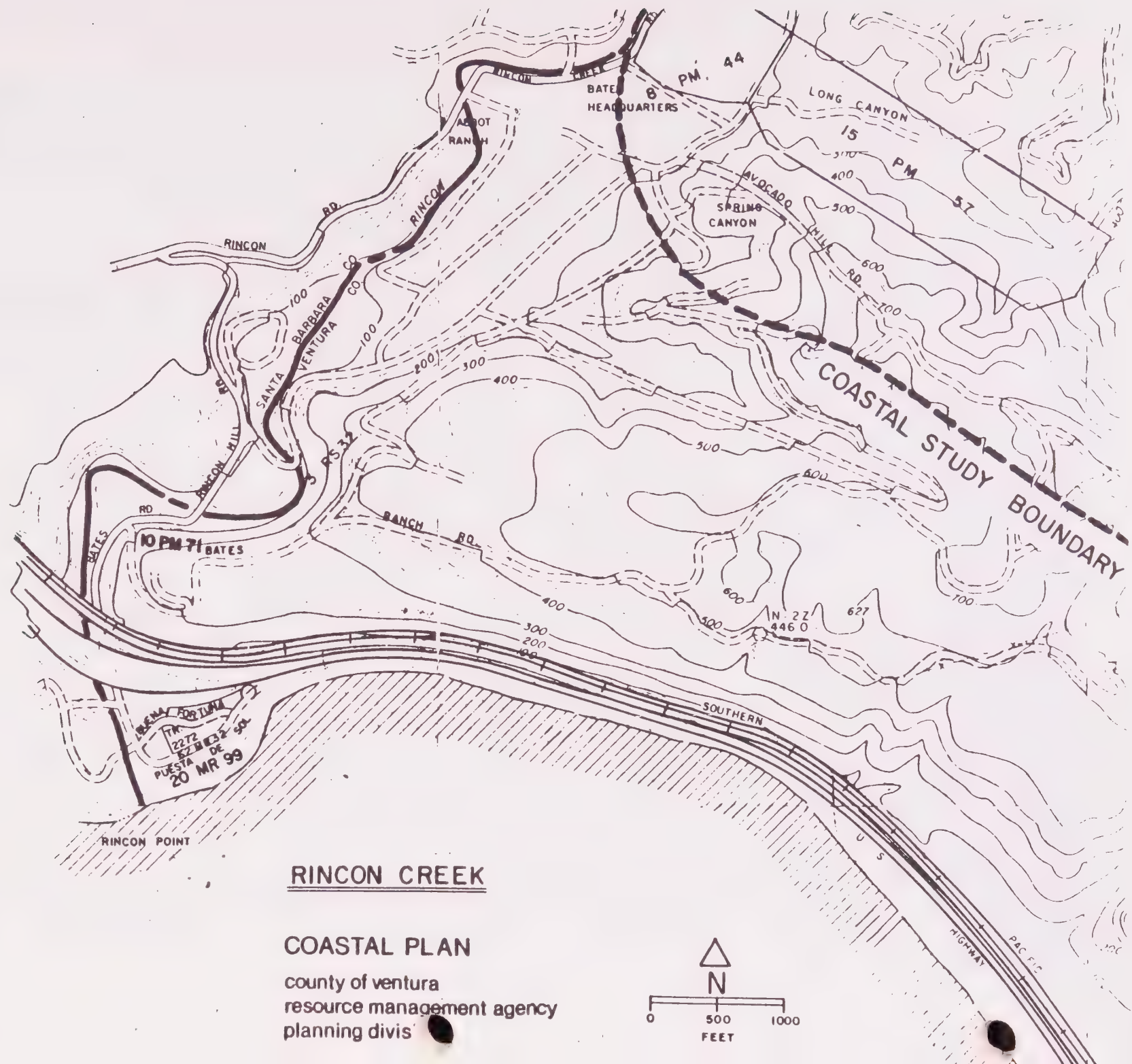
ENVIRONMENTALLY SENSITIVE HABITATS ON THE NORTH COAST

COASTAL PLAN

county of ventura
resource management agency
planning division



FIGURE 2



RINCON CREEK

COASTAL PLAN

county of ventura
resource management agency
planning divis



3. Projects allowed per the above policies will incorporate the best mitigation measures feasible.
4. Criteria set forth in the adopted Coastal Commission's "Statewide Interpretive Guidelines for Wetlands and Other Environmentally Sensitive Wet Habitats" will be used in evaluating projects proposed within the Rincon Creek corridor.

ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES

A. Archaeology

The Ventura County coast is archaeologically and culturally significant to a variety of different groups. Earlier, it was the site of one of the densest Native American populations in North America. The promontories of Punta Gorda and Pitas Point on the North Coast were the focus of many activities of the Chumash, a sophisticated coastal people. Later, came active maritime and mission periods. Much of the County's coastal zone, while archaeologically sensitive, has not been well-surveyed (S. Callison, pers. comm.).

Recent research indicates that knowledge of the distribution and location of earlier human habitation sites will add yet another dimension to our understanding of climatic and environmental cycles, since villages throughout the southwest were closely associated with water sources, many of which are now dry (Euler et al. 1979).

The County's Public Works Agency reviews all major development applications for archaeological resources. Specific sites, however, are not named to avert disturbance or destruction.

Objective

To recognize that archaeological sites in the County's coastal zone are as significant to an understanding of human and environmental history. To protect Coast archaeological sites from destruction to the maximum extent feasible.

Policies

1. Based upon the location of a proposed project, Public Works may require the following work be performed as a permit condition:
 - a. High sensitivity area: Field survey and test pits
 - b. Medium to high sensitivity area: Field survey
 - c. Moderate to negligible: No field work necessary

For projects located in an area (a) or (b), the applicant will have a qualified archaeologist assess the development impacts and cultural significance of the site. As may be appropriate, the Northridge Archaeological Research Center at Cal State Northridge should be contacted for a native American Monitor or Native American approved archaeologist to observe and aid the work during excavation of anger holes, test pits, trenches or exposures (Appendix 4).

2. A summary of the qualifications of the archaeologist who performs the applicant's study will be presented with the rest of the required information.
3. Human burials should not be removed from the ground without specific authorization, and under direction of, a Native American Monitor or Native American approved archaeologist.
4. Where significant archaeological resources have been identified on a site, a qualified archaeologist may be required to be present, at the applicant's expense, during all excavating, grading and other earth-moving activities.
5. Location of all coastal zone archaeological sites will be kept confidential to avert disturbance or destruction.
6. Archaeological, historical and ethnobotanical interpretation of native peoples in Ventura County should be incorporated into existing interpretive programs as feasible, and into future interpretive programs at public recreation areas as funds become available.
7. Where new development would adversely impact archaeological resources, reasonable mitigation measures will be required. Such measures may involve covering the site, moving the structure(s) to another site on the parcel, or not constructing on the site, depending on the severity of the impacts and the significance of the resources.
8. If previously unknown resources are discovered after construction starts, all work shall cease and the Public Works Agency shall be notified. After review of the site by the Agency, or other qualified personnel, additional reasonable mitigation measures may be required.

B. Paleontology

The geological and biological history of the Ventura County coast is significant. The coastal zone contains areas with marine fossils that are among the best in Southern California (B. Welton, pers. comm.). Records in the Los Angeles County Museum of Natural History show extensive fossil sites in Ventura County. The coastal zone has yielded many "type" specimens, used as the example specimen against which all other finds of the same animal are compared. Groups of fossils in the marine terraces of the North Coast are currently being used to help geologists unravel patterns of seismic movement in the area (J. Valentine, pers. comm.).

Unlike archaeological sites, paleontological sites are not necessarily destroyed by grading and construction. In fact, grading will often expose additional rock layers and increase the potential for new finds.

Objective

To recognize the current and potential significance of coastal fossils to geological and biological knowledge of the County, and of popular interest in fossils. To preserve significant paleontological sites to the fullest extent possible, and to take steps to preserve the information a site may yield.

Policies

1. Based upon the location of a proposed project on the Paleontological Sensitivity Map, to be prepared by the Los Angeles County Museum of Natural History, an evaluation of impacts on paleontological resources will be a consideration in the environmental review process.
2. Consider adopting guidelines similar to those developed by the Los Angeles County Museum of Natural History for the City of Los Angeles as paleontology becomes part of the environmental review process (Appendix 5).
3. Significant fossil discoveries will be reported to the Los Angeles County Museum of Natural History or appropriate scientists to ensure preservation of the information a site may yield.
4. Fossil discoveries will also be reported to the County Cultural Heritage Board to ensure maintenance of the information in Ventura County.
5. Where new development would adversely impact paleontological resources, reasonable mitigation measures will be required. Such measures may involve covering the site, moving the structure(s) to another site on the parcel, or not constructing on the site, depending on the severity of the impacts and the significance of the resources.
6. If previously unknown resources are discovered after construction starts, all work shall cease and the Public Works Agency shall be notified. After review of the site by the Agency, or other qualified personnel, additional reasonable mitigation measures may be required.

RECREATION AND ACCESS

A. Recreation

There are several developed, accessible recreation areas on the North Coast. Figure 3 is a chart depicting both developed and undeveloped recreation and parking facilities, and Figure 4 is a map showing the location of these facilities. A parking lot and broad accessway, maintained as an extension of Emma Wood State Beach, is located at Rincon Point. The area's waves attract a large number of surfers. Excellent rocky tidepools are another of the Point's attractive resources. The major segment of Emma Wood State Beach is found between Solimar and the Ventura River. The County maintains two park areas, Hobson and Faria County Parks. Both Hobson and Faria have sanitation difficulties and an acceptable way of disposing liquid waste from recreational vehicles must be found. Other popular North Coast recreation sites include the beach along Mussel Shoals and segments of U.S. Highway 101. There are no public conveniences or parking at Mussel Shoals, and many popular sections of U.S. 101 are not officially designated for use and therefore are not maintained. Trash and sanitation are major problems, and illegal camping and parking are frequent.

Parking and camping facilities are more than adequate for only 12 shoreline miles. Day use facilities, both marked and unmarked but now utilized, are sufficient to accommodate over 850 vehicles. Also, over 500 camping spaces are now available with the recent addition of 289 overnight spaces along the Rincon Parkway.

Over 70 percent of the shoreline (8.6 miles) is now owned and controlled by either the State (8.3 miles) or the County (0.3 miles). All the developed facilities shown on Figure 3 have adopted development plans which have already been carried out or are being carried out. The State should augment existing facilities as deemed necessary and provide new facilities when and where appropriate.

Objective

To provide direction to the State, and local agencies as appropriate, for improving and increasing public recreational opportunities on the North Coast consistent with public health and safety, and the protection of private property rights.

Policies

General

1. Any state plans to augment existing facilities or develop new recreational facilities in unincorporated territory must first be submitted to the County for review and approval.

U.S. Highway 101

2. Camping should be restricted to areas where proper facilities are available.

FIGURE 3

NORTH COAST RECREATION AND PARKING FACILITIES

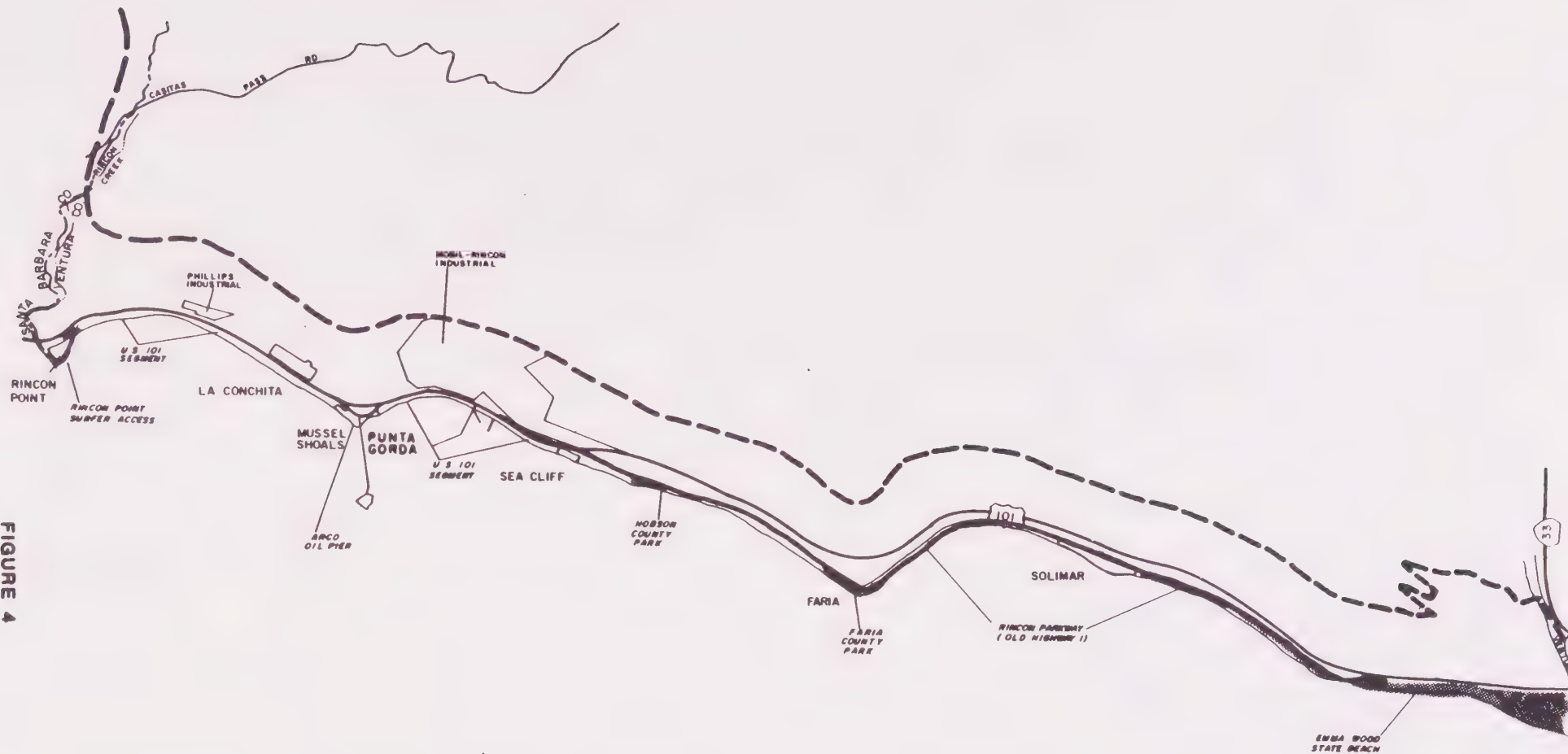
<u>DEVELOPED FACILITIES</u>	<u>ACREAGE</u>	<u>FRONTAGE (Ft.)</u>	<u>NO. PARKING SPACES</u>	<u>NO. CAMPING SPACES</u>
Rincon Point State Surfer Access	2.67	75	67	-
Hobson County Park	1.17	679	-	29
Faria County Park	2.4	684	-	45
Rincon Parkway	-	11,700	180	289
Emma Wood State Beach	100.94	16,000	100 (within City of San Buenaventura)	150
<u>UNDEVELOPED FACILITIES</u>				
Highway 1 - Rincon Point to Punta Gorda	-	8,200	270*	
Highway 1 - Punta Gorda to Seacliff	-	8,000	260*	
Totals		45,338 linear ft. 8.6 miles	877	513

*Unmarked spaces - assumed 30 ft. per space

Source: Recreation and Access LCP Issue Paper
Ventura County Resource Management Agency

1980

FIGURE 4



RECREATIONAL AREAS ON THE NORTH COAST

COASTAL PLAN

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3. Caltrans should provide trash cans where needed, and increase the frequency of trash pick-up along areas of the highway being used for recreational access to the beach.
4. Caltrans should provide at least one portable toilet along the segment of the highway that extends from Rincon Point to Punta Gorda.

Rincon Point State Surfer Access

5. Encourage the California Department of Fish and Game to work with State Parks to place a modest interpretive tidepool exhibit and collection prohibition sign in the parking lot or along the accessway at Rincon Point.

Hobson County Park and Faria County Park

6. Both parks are in County Service Area 29, but at this time are not scheduled for connection to the sewer system. Future consideration should be given to connecting to the sewer if on-site or self-contained systems prove infeasible.
7. Because of their extensive use by non-County residents, the County will continue to pursue transfer of both parks to the State Parks system.

Old Coast Highway (Rincon Parkway)

8. The State should continue to implement the Rincon Parkway Plan as adopted by the Board of Supervisors.

Emma Wood State Beach

9. The Property Administration Agency will continue to work with State Parks toward an agreement that extends the boundaries of Emma Wood State Beach to include the Rincon Parkway.
10. State Parks should construct additional camping spaces as planned in the Emma Wood State Beach General Plan.

B. Access

The narrowness of the North Coast shoreline, its vulnerability to coastal processes, plus consideration of private rights, prescribe public access to the area. People make their way to the beach primarily through Hobson and Faria County Parks, Emma Wood State Beach, the State-managed parking lot and accessway at Rincon Point, and the Rincon Parkway.

Public shoreline access is considerable on the North Coast. Figure 5 is an inventory of access. Again, over 70 percent of the shoreline (8.6 miles) is now accessible via State or County-owned land. Additionally, good vertical access (within 1/2 mile) exists to the shoreline in front of all residential areas. These residential areas have very tight boundaries and cannot be expanded without an amendment to this Plan.

The County has received two grants through the Coastal Conservancy Accessway Program to improve access on the north coast. The first was for the purchase and installation of six galvanized steel ladders over the two seawalls along the Old Coast Highway, and one concrete stairway over the riprap at the edge of one of the seawalls. The second grant was for construction of another concrete stairway over the riprap at the edge of the other seawall.

As other necessary improvements to existing accessways are identified, the County will seek funding to complete those improvements. Funding sources include the Coastal Conservancy and the California Conservation Corps.

Objective

To maximize public access to the North Coast sub-area consistent with private property rights, natural resources and processes, and the Coastal Act. Also, to maintain and improve existing access, as funds become available.

Policies

Vertical

1. For all new development between the first public road and the ocean, granting of an easement to allow vertical access to the mean high tide line shall be mandatory unless:
 - a. Adequate public access is already available within a reasonable distance of the site measures along the shoreline, or
 - b. Access at the site would result in unmitigable adverse impacts on areas designated as "sensitive habitats" or tidepools by the land use plan, or
 - c. Findings are made, consistent with Section 30212 of the Act, that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected, or
 - d. The parcel is too narrow to allow for an adequate vertical access corridor without adversely affecting the privacy of the property owner, or

Lateral

2. For all new development between the first public road and the ocean, granting of lateral easements to allow for public access along the shoreline shall be mandatory unless subsection (a) below is found. In coastal areas, where the bluffs exceed five feet in height, all beach seaward of the base of the bluff shall be dedicated. In

FIGURE 5

NORTH COAST ACCESS INVENTORY

NO.*	NAME AND LOCATION	ACCESS TYPE	SIZE	FRONTAGE	OPEN	SIGNED	OWNED BY	MANAGED BY	REMARKS
1.	Rincon Point State Surfer Park, West of 101 at County Line	Park	2.67 ac.	75 ft.	Yes	--	State Parks	State Parks	
2.	Highway 1 Rincon Point to Punta Gorda	Parking Lateral Vertical	--	8,200 ft.	Yes	No	CALTRANS	CALTRANS	Undeveloped facility - consists of unmarked parking along Old Coast Highway.
3.	Highway 1 Punta Gorda to Seacliff	Parking Lateral Vertical	--	8,000 ft.	Yes	No	CALTRANS	CALTRANS	Same as above.
4.	Hobson County Park West of 101, South of Seacliff	Park	1.7 ac.	679 ft.	Yes	Yes	County	County	
5.	Rincon Parkway	Parking Lateral Vertical	--	11,700 ft.	Yes	Yes	CALTRANS	CALTRANS	Includes two improvements to beach seawall to construct ladders to improve vertical access. Ladders maintained by Ventura Co.
6.	Faria Co. Park South of 101, 5.5 miles west of Ventura	Park	2.4 ac.	684 ft.	Yes	Yes	County	County	
7.	4270 Faria Road Faria Tract	Lateral	To Seawall	43 ft.	Yes	No	Private	Owner	Pass and Repass only.
8.	3912-3024 Pacific Coast Highway, Faria Tract	Lateral	To Seawall	150 ft.	Yes	No	Private	Owner	Pass and Repass only.
9.	3488 Pacific Coast Highway, Faria Tract	Lateral	To Seawall	27 ft.	Yes	No	Private	Owner	Pass and Repass only.
10.	3438 Pacific Coast Highway, Faria Tract	Lateral	To Seawall	35 ft.	Yes	No	Private	Owner	Pass and Repass only.
11.	3974 Pacific Coast Highway, Faria Tract	Lateral	To Seawall	50 ft.	Yes	No	Private	Owner	Pass and Repass only.
12.	Emma Wood State Beach West of 101, 3 miles north of Ventura	Park	100 ac.	16,000 ft.	Yes	Yes	State Parks	State Parks	

* Keyed to Local Coastal (Area) Plan Land Use Map for the North Coast, Figure 16.2 (Separate Map)

1980

coastal areas where the bluffs are less than five feet, the area to be dedicated shall be determined by the County. At a minimum, the dedicated easement shall be adequate to allow for lateral access during periods of high tide. In no case shall the dedicated easement be required to be closer than 10 feet to a residential structure. In addition, all fences, no trespassing signs, and other obstructions that may limit public lateral access shall be removed as a condition of development approval.

- a. Findings are made, consistent with Section 30212 of the Act, that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected.

Sensitive Habitats

3. The applicant of a proposed recreational facility in, or adjacent to, areas designated "sensitive habitats" shall develop a management program to control the kinds, intensities, and locations of uses to preserve the habitat resources to the maximum extent feasible. This program shall be part of development approval.

Rincon Point State Surfer Access

4. While the parking lot provided by State Parks is adequate at this time, it is full at the peak of surfing times. State Parks should anticipate the additional parking burden on the area as recreational demands increase in the next few years, and make appropriate accommodations. Long-range potential for the extension of bus service from Ventura and Oxnard along the Rincon Parkway to Rincon Point should also be explored by the California Department of Parks and Recreation and South Coast Area Transit.

U.S. Highway 101

5. Caltrans should provide trash containers and sufficient pick-up, and at least one toilet for day-use.
6. When funds become available, the County will work with Caltrans to resolve the access problems from the communities of La Conchita and Mussel Shoals.

Mussel Shoals

7. As new funds are available for continuing maintenance, the County will assume responsibility for lateral accessway dedication attached to existing Coastal Development Permits issued by the Coastal Commission in Mussel Shoals.

Emma Wood State Beach

8. Emma Wood State Beach should be extended to include the Rincon Parkway so that access is maintained for the maximum number of people.

General

9. In accordance with Sec. 30214(a), the time, place, and manner of access will depend on individual facts and circumstances; including topographic and site characteristics, the capacity of the site to sustain use at the intensity proposed, the proximity to adjacent residential uses, the privacy of adjacent owners, and the feasibility to provide for litter collection.
10. In accordance with Sec. 30214(b), the requirement of access shall be reasonable and equitable, balancing the rights of the individual property owner and the public.

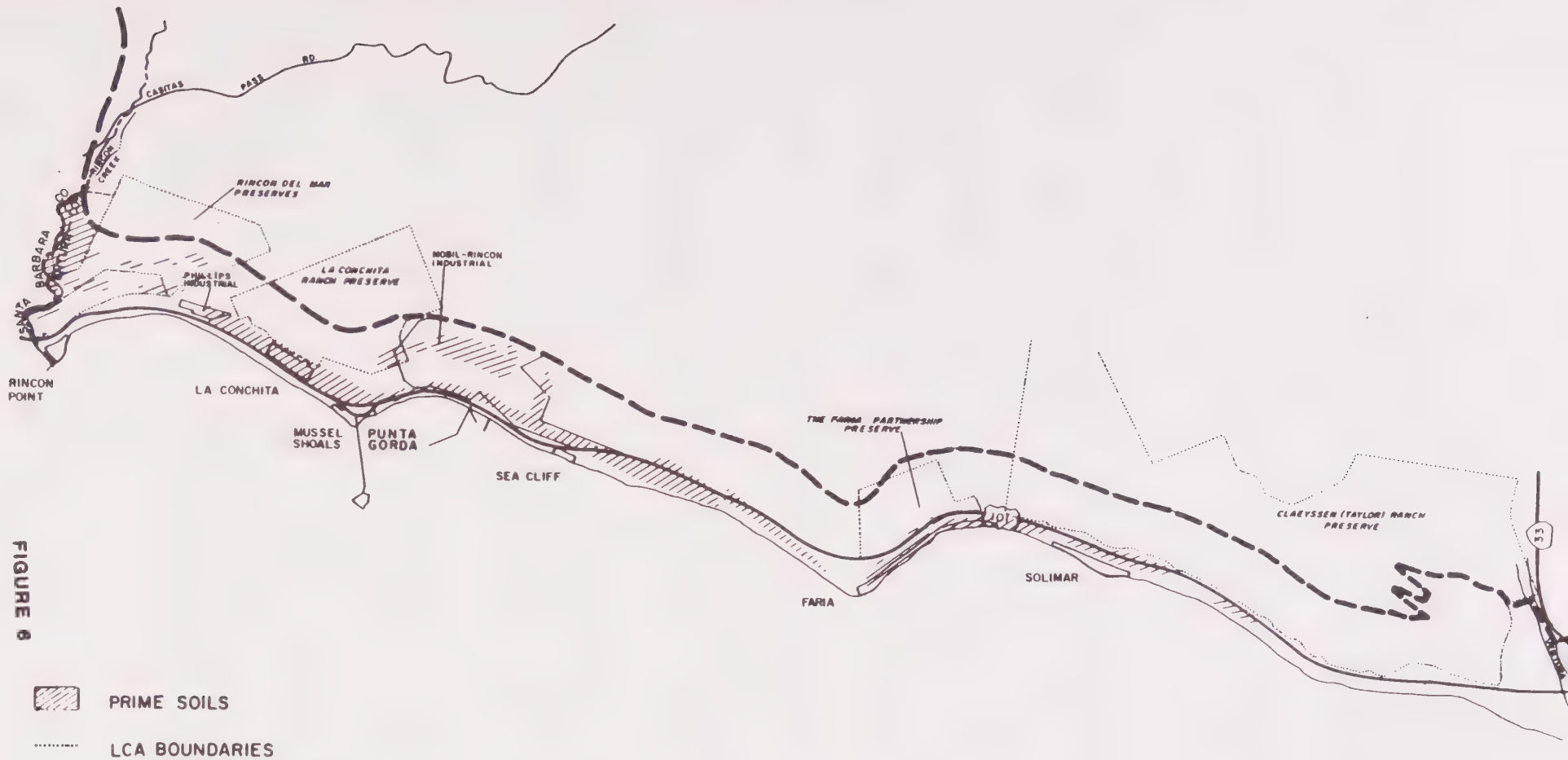
AGRICULTURE

The Coastal Act states that a maximum of prime agricultural land, as originally defined by the California Land Conservation Act of 1965, will be preserved in the coastal zone. According to the U.S. Soil and Conservation Service, there are approximately 1,130 acres of prime soils on the North Coast (Figure 6).

Much of the sub-area is agricultural. According to the County Assessor's 1978 land use data and a site survey by staff, there are approximately 3,350 acres of agricultural land. Because many of the parcels are split by the coastal zone boundary, this figure is an estimate of the acres falling within the boundary. Agricultural uses include orchards and avocados, flowers, row crops, and pasture and range.

About 70 percent, or 2,300 acres, of the North coast agricultural lands are in four agricultural preserves under the California Land Conservation Act (or, the Williamson Act). The four preserves are:

1. Rincon Del Mar Preserve. Consists of three preserves, 409 acres of which are in the zone. The steep slopes have been graded to accommodate avocado orchards. The area is zoned "C-A" (Coastal Agricultural, 40 acre minimum lot size).
2. La Conchita Preserve. Immediately inland from the community of La Conchita, 342 acres of this preserve are in the coastal zone. The property has steep slopes, and avocado production is the primary agricultural use. The zoning for the 342 acres is "C-A".
3. Faria Family Partnership. Consists of a single parcel of 249.78 acres almost entirely within the coastal zone. A portion of the land is used for nursery and field crops, with the rest open field and hilly terrain. The zoning for the portion of the property within the coastal zone is "C-A".
4. Claeyssen (Taylor) Ranch Preserve. Seven parcels with coastal zone portions ranging in size from 15 to 290 acres, totaling about 1,320 acres. Grazing and row crops near the Ventura River are the primary agricultural uses. The zoning for the lands within the coastal zone is "C-A". On its southern boundaries, the Claeyssen Ranch is adjacent to the City of San Buenaventura. Both the City and the County have agreed to maintain a stable urban boundary at the Ventura River levee.



AGRICULTURAL PRESERVES AND PRIME SOILS ON THE NORTH COAST

COASTAL PLAN

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There is approximately 1,000 acres of non-preserve agricultural lands located in the North Coast area. Prime soils occur on about 130 of the 1,000 acres (Figure 6). Most of the 130 acres is zoned "C-A" (Coastal Agricultural, 40 acre minimum). The rest of the non-preserve agricultural acreage is primarily zoned "C-O-S" (Coastal Open Space, 10 acre minimum). These other agricultural lands occur in parcel sizes of 7 to 65 acres.

Objective

To preserve agricultural lands on the North Coast to the maximum extent feasible.

Policies

1. Soils will be conserved and erosion minimized by the use of best grading management practices as set forth by the Soil Conservation Service.
2. Land divisions in, or adjacent to, agricultural areas, will not be allowed to affect agricultural productivity.
3. LAFCO should exclude agricultural lands outside of the Coastal (Area) Plan's "stable urban boundary" line (see Figure 16.2), from any new or expanded service districts that could negatively impact agricultural viability.
4. New or expanded public works facilities will be sited or designed to mitigate environmental impacts on agricultural lands.
5. As aquaculture develops it will be considered as a potential agricultural use in appropriate areas.
6. Non-prime agricultural land defined as agricultural land, other than prime agricultural lands (as defined in Public Resources Section 30113), used or suitable for crops or grazing shall be designated as Agriculture with a minimum acreage size of 200 acres (1 DU/200 acres).

HAZARDS

The North Coast skirts the edge of a geologically complex and active area. Within coastal zone boundaries is a portion of the Santa Ynez Mountains, formed by thrust faulting and east-west folds. Sedimentary Miocene marine terraces reach from the mountains to the ocean, where they have been eroded to prominent sea cliffs.

Underlying the area is the Red Mountain Thrust Fault and its branches, including the Padre Juan Fault (Figure 7). There has been seismic activity in this fault zone within the past 20,000 years. Under the Alquist-Priolo Act of 1972, the California Division of Mines and Geology designated the Red Mountain Fault as a "special studies zone" (Figure 8). This means that engineering geology reports may be required for some new coastal zone development within the designated area. Included within the special studies zone is a portion of the La Conchita Community, the Phillips Petroleum facility, and the Mobil-Rincon facility. Ventura County has adopted an ordinance that implements the Act.

Short periods of low to moderate groundshaking are a potential North Coast hazard. Low coastal terraces could be subject to liquefaction where groundwater is less than 15 feet from the surface. Tsunamis could occur along the North Coast where elevations are less than 30 feet above mean sea level. Landslides and mass earth movement pose severe hazard potential where slopes are greater than 25 percent (Figure 7). Construction, grading, seismicity, irrigation, septic tanks and intense rainfall all contribute to erosion and slope failure. Moderate to highly expansive soils interlaced throughout the area also contribute to slope instability. Slides closed the North Coast northbound segment of Highway 101 during the winter storms of 1978 and 1980.

Five creeks wind through the steep canyons and empty into the ocean on the North Coast. Rincon Creek is the only perennial stream. Madriano, Javon, Padre Juan and Line Creeks are intermittent. The flood plain of the Ventura River forms the eastern boundary of the area. The Ventura County Flood Control District does not have any proposals for flood control projects in this portion of the coastal zone.

Nevertheless, the drainages present some hazards, including erosion and slope failure along stream banks, rapid runoff and sheet flooding, and seepage along lower coastal terraces.

Also of concern as a hazard is the fire-adapted chaparral vegetation of some steep slopes. Particularly during the summer droughts, many of the plants dry out and become dormant. If the dead plant material is allowed to accumulate over a number of years the stage is set for explosive wild fire (Barbour and Major 1977). Emergency access to the more mountainous areas is extremely limited. A major portion of the area around the North Coast's Rincon and Red Mountains is recognized as an "extreme" fire hazard area in the County's General Plan Hazards Appendix.

The General Plan Hazards Appendix provides extensive information on various hazards, including fault zones, fire hazard areas, landslides, and flood plains. It is one of the principal documents consulted by Planning and the Public Works Agency when formulating an Initial Study on a proposed project to determine the need for an EIR. Should an EIR be required, the General Plan Goals, Policies and Programs (Chapter 2) and Hazards Appendix are used in evaluating the various impacts of the projects.

Objective

To protect public safety and property from naturally-occurring and human-induced hazards as provided in County ordinances.

Policies

1. The County's existing General Plan Goals, Policies and Programs (Chapter 2) and Hazards Appendix provides direction for geologic, seismic, flood and fire hazard.
2. New development shall be sited and designed to minimize risks to life and property in areas of high geologic, flood, and fire hazards.
3. All new development will be evaluated for its impacts to, and from, geologic hazards (including seismic safety, landslides, expansive soils, subsidence, etc.), flood hazards, and fire hazards. Feasible mitigation measures shall be required where necessary.

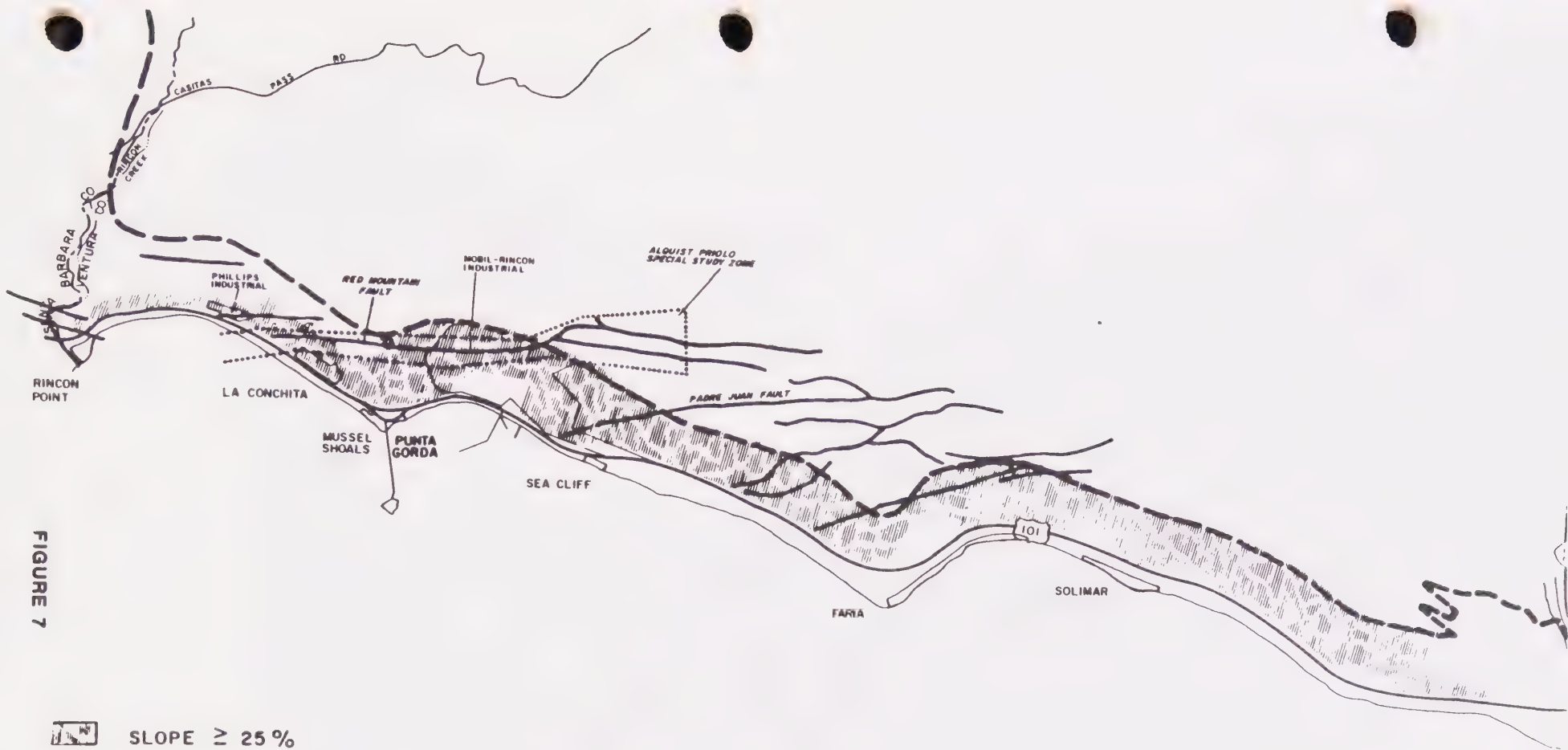


FIGURE 7

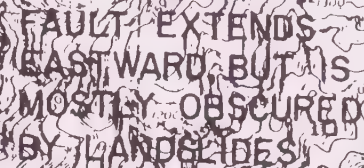
 SLOPE $\geq 25\%$
 KNOWN FAULTS

HAZARDS ON THE NORTH COAST

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STATE OF CALIFORNIA SPECIAL STUDIES ZONES

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4. The County may require the preparation of a geologic report at the applicant's expense. Such report shall include feasible mitigation measures which will be used in the proposed development.
5. Structures for human habitation (regularly, habitually, or primarily occupied by humans) shall be set back a minimum of 50 feet from an active fault. This setback may be increased when geologic conditions warrant.
6. New development shall be sited and designed so as not to cause or contribute to flood hazards, or lead to the expenditure of public funds for flood control works.
7. The North Coast portion of the Santa Ynez Mountains requires special attention, and the following formula and minimum lot sizes will be utilized as new land divisions are proposed in the "Open Space" or "Agricultural" designations:

- a. The following slope/density formula will be used to compute the average slope of property proposed to be subdivided:

$$S = \frac{(100)(I)(L)}{A}$$

where: S = average slope (%)
 I = contour interval (ft.)
 L = total length of all contour lines (ft.)
 A = total area of the lot (sq. ft.)

- b. Once the average slope has been computed, the following table will be used to determine a minimum lot size for newly proposed lots:

0% - 15%	= 10 acres
15.1% - 20%	= 20 acres
20.1% - 25%	= 30 acres
25.1% - 35%	= 40 acres
35.1% & above	= 100 acres

8. A landscaping plan for fire and erosion control will be submitted for any new development located in Fire Zone 4. As many native plants as feasible should be used. Information on kinds and sources of these plants are available through the County.

BEACH EROSION

The North Coast beaches are highly vulnerable to erosion and wave damage. Dredging operations in Santa Barbara Harbor alter sand transport down coast. Without adequate replacement sand, high tides and waves erode the beaches. Beachside designated "Existing Communities" are losing beach front during these times, and seawalls are being undermined, critically endangering residences. Affected areas are:

- I. Mussel Shoals: Exhibits seasonal fluctuations in the amount of sand. A seawall had to be constructed during the 1978 winter storms. Erosion is gradual now, but may accelerate later. The California Department of Navigation and Ocean Development (DNOD) has noted the area to be "Present Use Critical," which means that existing shoreline facilities are subject to erosion from wave action (Appendix 7).
- II. Seacliff: Homes flood during storms and high tides. Construction of the U.S. Highway 101 overpass north of the colony obstructed sand transport and beach replenishment. To retard erosion at Seacliff and Hobson County Park, Caltrans built a seawall that is now deteriorating. Current zoning allows for the construction of further beach residential units. However, unless the seawall is reviewed for structural adequacy, more flooding may occur.
- III. Hobson County Park: Severe beach erosion prompted Caltrans to build a revetment. The intensity of wave action in the area has led to concerns about the wall's structural adequacy - it may need additional improvements.
- IV. Faria Beach Park: Has been severely damaged by erosion at the rate of about 1.3 feet of shoreline per year and the park has been closed several times because of storm debris (U.S. Army Corps of Engineers 1978). The Department of Navigation and Ocean Development has also classified this area as "Present Use Critical". At the current rate of erosion, protective structures will be needed to preserve the recreation area. The County's Property Administration Agency is in the process of initiating these improvements.
- V. Faria Beach Colony: Erosion and flooding at high tide are continuing problems. Seawalls are being undermined. The Department of Navigation and Ocean Development sees this area as "Future Use Critical".
- VI. Solimar Beach Colony: Erosion is weakening the existing seawalls. If homes are to be protected, then improvements will have to be made. This area is "Present Use Critical".
- VII. Old Coast Highway: Waves top the revetment and create intermitten hazards for motorists.
- VIII. Emma Wood State Beach: The beach is eroding 0.6 feet annually, and recent winter storms have caused extensive damage and led to closure. DNOD recognizes a portion of the park as "Future Use Critical" and another segment as "Present Use Critical".

Objective

To protect public safety and property from beach erosion as provided in existing ordinances, and within the constraints of natural coastal processes.

Policies

1. Proposed shoreline protective devices will only be approved and/or located in conformance with Coastal Act Sections 30235 and 30253.

2. All shoreline protective structures which alter natural shoreline processes will be designed to eliminate or mitigate adverse impacts on local shoreline sand supply.
3. A building permit will be required for any construction and maintenance of protective shoreline structures, such as seawalls, jetties, revetment, groins, breakwaters and related arrangements.
4. The County's Building and Safety Department will routinely refer all permits for seawalls, revetments, groins, retaining walls, pipelines and outfalls to the Flood Control and Water Resources Division of the Public Works Agency to be evaluated not only for structural soundness, but environmental soundness as well whenever necessary. This includes a survey of potential environmental impacts, including (but not limited to) the project's effects on adjacent and downstream structures, net littoral drift, and downcoast beach profiles.
5. If the potential environmental impacts of the proposed structure are considered significant by the Public Works Agency, the applicant will then be required to obtain an engineering report that specifies how those impacts will be mitigated.
6. Permitted shoreline structures will not interfere with public rights of access to the shoreline.

ENERGY AND INDUSTRIAL FACILITIES

I. Oil and Gas Facilities

Three onshore oil fields in production on the North Coast of Ventura County are either within or very close to the coastal zone (Figure 9):

Rincon Field. Located north of Pitas Point, with both onshore and offshore portions. The onshore portion comprises about 75 percent of the proven acreage of the field. While the Rincon Field is one of the largest producing fields in the County, its production has declined in recent years, as has the production of all County fields.

San Miguelito Field. Located south of Pitas Point, and extending into the mountainous area outside the coastal zone. The major operator is the Continental Oil Company (CONOCO), but only a portion of its lease is within the coastal zone. CONOCO has a seawater treatment facility south of Pitas Point adjacent to the 101 Freeway which is in the coastal zone.

Ventura Field. The Ventura Field is entirely outside the coastal zone boundary, but nevertheless close to the sub-area.

Ventura County has issued several Conditional Use Permits for oil drilling and related activities on the North Coast (Figure 10). Existing and anticipated future onshore oil drilling/production activities within the coastal zone is confined to the known limits of the above oil fields. It is not the intention of the Plan to preclude oil and gas exploration and development outside the limits of these fields, except as otherwise noted in the energy policies.



EXISTING OCS AND TIDELAND LEASES AND OIL FACILITIES ON THE NORTH COAST



There are six separation and treatment facilities on the North Coast, one of which is outside the coastal zone. Two, Mobil-Rincon and Phillips-La Conchita, are used exclusively to process production from Outer Continental Shelf (OCS) leases. These facilities are within the North Coast "Existing Community" designation, which allows expansion of the facilities per the existing zoning on the sites (Figures 9 and 10).

Mobil-Rincon. This separation treatment facility has a net design capacity of 95,000 barrels of oil per day (BOPD) and 60 million cubic feet of natural gas per day (MMCF/D). Currently, there is about 63,000 BOPD and 43 MMCF/D of unused capacity. In addition, Mobil indicates that it can be expanded to handle a total production of 300,000 BOPD. This facility has the ability to accommodate most of the anticipated future production from the eastern Santa Barbara Channel. Approximately 15 acres adjacent to the existing 32 acre facility could be utilized for plant expansion with a minimum of grading. The site is zoned "C-M" (Coastal Industrial). Also located on the site is a 268,000 barrel storage tank.

Phillips-La Conchita. Also a separation treatment facility, it covers a total of 16 acres, 11 of which are developed. The site is zoned "C-M" (Coastal Industrial). Net design capacity is 27,000 BOPD and 22 MMCF/D. Currently, there are about 22,000 BOPD and 19 MMCF/D of unused capacity. About five acres of the site can be used for expansion.

The other separation treatment facilities on the North Coast are located at the base of the mountains below Mobil-Rincon, inland of the U.S. Highway 101. They are the Mobil-Ferguson, Cabot-Rincon, and Chanslor/Coline facilities. Their expansion possibilities are extremely limited due to the size of the sites and the marginal amount of usable land.

The coastal onshore oil and gas fields have been experiencing declining production in recent years, thus there is sufficient capacity within existing separation/treatment facilities to handle onshore production. Additionally, the current unused capacity of the Mobil-Rincon and Phillips-La Conchita facilities is projected to be sufficient to accommodate all anticipated future production from known reserves in the eastern Santa Barbara Channel. Furthermore, Mobil-Rincon has enough available land to expand its throughput to accommodate all projected future production in the Channel. Therefore, no new separation/treatment facilities are necessary on the North Coast.

II. Pipelines

There are two offshore pipelines and landfall sites on the North Coast. These are Union's Dos Cuadros Pipeline which transports OCS oil and gas to the Mobil-Rincon facility. The landfall site is near the southeastern Mobil pier on the Rincon. The other offshore pipeline is Phillips' Carpinteria OCS Pipeline with a landfall site about 0.25 miles northwest of the community of La Conchita.

FIGURE 10



ENERGY FACILITIES ON THE NORTH COAST

COASTAL PLAN

county of ventura
resource management agency
planning division



In addition to the two offshore pipelines there are six onshore pipelines. Five of these are "private carriers" while the sixth is a "common carrier" and subject to regulation by the PUC. This "common carrier" is the Phillips Petroleum Pipeline which connects the Phillips-La Conchita facility with the Mobil-Rincon facility.

The Ventura County Coastal Zoning Ordinance regulates pipelines. The County is now in the process of revising its petroleum ordinances through a Coastal Energy Impact Program (CEIP) grant. The issue of pipeline regulation will be looked at during this revision, and criteria for issuance of permits will be developed. Basically, permits will be required for any above-ground structures, such as pumping stations, or if there is potential significant environmental damage.

III. Other Facilities

During the exploratory drilling phase of offshore oil development, temporary service bases, known as staging areas, are needed areas for shipping equipment, supplies, and personnel to offshore sites. All are small operations that require limited acreage and are leased on a short-term basis. With the anticipated increase in offshore activities in the Santa Barbara Channel due to Lease Sale No. 48, Lease Sale No. 68 and future lease sales, there is a need for a temporary staging area on the North Coast. A 7.5 acre parcel just south of La Conchita has been used in the past for fabrication of offshore sub-sea pipelines. However, as new oil platforms are located at greater distances further offshore, this site's function as a staging area may be limited because of its size and location. Staging areas should be allowed in all areas subject to a CUP to ensure compliance with this Plan. No existing industrial or energy facilities, except pipelines, are located between the U.S. Highway 101 and the shoreline. In addition, no electrical facilities are sited on the North Coast. Southern California Edison Company has identified a potential need within ten years for an electrical generating substation, probably near La Conchita. There is a relatively flat parcel of sufficient size for a substation just northerly of La Conchita.

IV. Industrial Facilities

The Coastal Act offers only limited guidance in siting coastal-dependent industrial facilities in "Urban" versus "Rural/Open Space" areas. For purposes of this Plan, new industrial development requiring a "Coastal Industrial" (C-M) zone, will be considered urban development. Oil drilling activities have not been considered "Urban" in nature, and are therefore allowed in most County areas by Conditional Use Permit. Additionally, industrial facilities are permitted in unincorporated areas if they are within "Existing Community" areas designated by the Board of Supervisors. The only industrial facilities on the North Coast are those energy-related facilities previously described.

The Coastal Act defines dependent development as that "which requires a site on, or adjacent to, the sea to be able to function at all." The Act also gives priority to this type of development over other development. Under this definition, the separation/treatment facilities supporting offshore oil and gas development would be considered coastal dependent.

Objective

To allow continued exploration and production of oil and gas in most of the North Coast. To allow the necessary expansion of major, existing processing facilities as long as Coastal Act objectives are met and environmental safeguards implemented.

Policies

1. All land between U.S. Highway 101 (Ventura Freeway) and the shoreline; or land designated "Residential," "Recreational," or shown as "Environmentally Sensitive Habitat," will be considered as unacceptable for energy and industrial facilities of any kind, except onshore pipelines.
2. Within the land area between U.S. Highway 101 (Ventura Freeway) and the landward coastal zone boundary, oil drilling and directly related facilities are permitted by Conditional Use Permit consistent with Section 30260 of the Act. No new major facilities, which require a "Coastal Industrial" (C-M) zone, or expansion of existing facilities will be permitted, unless located in an area designated "Industrial."
3. All surface activities not regulated by the Division of Oil and Gas related to the development of onshore oil and gas resources in the coastal zone are considered to be projects that require a Conditional Use Permit (CUP) and a Coastal Development Permit. Both permits will be issued simultaneously through one CUP process. See Appendix 9 for a list of standard conditions applied to all new permits for oil activities. Additional conditions may be required depending on the specific request and the location.
4. A Development Plan shall accompany the application for a CUP for those activities stated in Policy 3, and shall include:
 - a. The location of drilling and/or production sites, storage tanks, pipelines and access roads.
 - b. Plans for the consolidation, to the maximum extent feasible, of drilling and/or production facilities, as well as accessory facilities.
 - c. A phasing plan for the staging of development which indicates the approximate anticipated timetable for project installation, completion and decommissioning.
 - d. A plan for eliminating or substantially mitigating adverse impacts on habitat areas, prime agricultural lands, recreational areas, scenic resources and archaeological sites due to siting, construction, or operation of facilities.
 - e. Grading plans for all facilities requiring the movement of greater than 50 cubic yards of dirt.
 - f. A description of means by which all oil and gas will be transported off-site to a marketing point.

- g. A description of the procedures for the transport and disposal of all solid and liquid wastes.
 - h. Oil spill prevention and control measures.
 - i. Fire prevention procedures.
 - j. Emission control equipment.
 - k. Procedures for the abandonment and restoration of the site.
 - l. Compliance with any other requirement of the Ventura County Zoning Ordinance for the Coastal Zone related to oil and gas development.
5. All energy and industrial facilities in the Plan shall be so sited and designed to eliminate or reduce, to the maximum extent feasible, impacts to biological, geological, archaeological, agricultural, visual and recreational resources.
 6. All anticipated future offshore oil and gas production in the eastern Santa Barbara Channel to be processed in Ventura County shall utilize the Mobil-Rincon or Phillips-La Conchita facilities for onshore separation/treatment, unless it is not technically or economically feasible.
 7. Transshipment of crude oil through an onshore pipeline for refining shall be a condition of approval for expansion of existing processing facilities or construction of new facilities.
 8. When feasible, pipelines shall be routed to avoid important coastal resources, including recreation, sensitive habitats and archaeological areas. Unavoidable routing through recreation, habitat, or archaeological areas, or other areas of a significant coastal resources value, shall be done in a manner that minimizes the impacts of a spill, should it occur, by considering spill volumes durations, and projected path. Where new liquid pipeline segments pass through sensitive resource areas, recreation areas or archaeological areas, the segment shall be isolated, in the case of a break, by automatic shutoff valves.
 9. The County may determine whether spacing of automatic shutoff valves at intervals less than the maximum set by the Department of Transportation is required to protect sensitive coastal resources.
 10. In sensitive resource areas the extent of construction and ground surface disturbance shall be reduced to a minimum by restricting construction activities and equipment within narrow, limited and staked work corridors and storage areas.
 11. All offshore to onshore pipelines should be located at existing pipeline landfall sites, and should be buried from a point where wave action first causes significant bottom disturbance. In addition, landfall sites are prohibited from areas designated as "Residential" or shown as "Environmentally Sensitive Habitat."

12. Except for pipelines exempted from coastal development permits under Section 30610 of the Coastal Act as defined by the State Coastal Commission's Interpretive Guidelines, a survey shall be conducted along the route of any pipeline in the coastal zone to determine what, if any, coastal resources may be impacted by construction and operation of a pipeline and any feasible mitigation measures. The costs of this survey shall be borne by the applicant, and may be conducted as part of environmental review if an Environmental Impact Report or Mitigated Negative Declaration is required for for a particular project.
13. Upon completion of pipeline construction the site shall be restored to the approximate previous grade and condition. All sites previously covered with native vegetation shall be reseeded with the same or recovered with the previously removed vegetative materials and shall include other measures as deemed necessary to prevent erosion until the vegetation can become established.
14. Geologic investigations shall be performed by a qualified geologist or engineering geologist where a proposed petroleum pipeline route crosses potential fault zones, seismically active areas, or moderately high to high risk landslide areas. This report should investigate the potential risk and recommend such mitigation measures as pipeline route changes and/or engineering measures to help assure the integrity of the pipeline and minimize erosion, geologic instability, and substantial alterations of the natural topography. New pipeline corridors should be consolidated with existing pipeline or electrical transmission corridors where feasible, unless there are overriding technical constraints or significant social, aesthetic, environmental, or economic concerns.
15. The California Public Utilities Commission and California Energy Commission are the agencies responsible in the area of electric transmission lines which includes technical and safety performance and environmental concerns. All electric transmission lines proposed for the coastal zone are developments under the Coastal Act, thus the County will have permit review over them after certification. The only exception is electric transmission lines proposed as part of a new electric power plant being reviewed by the California Energy Commission. The Warren-Alquist Energy Resources Conservation and Development Act of 1975 exempts new power plants with capacity greater than 50 megawatts and electric transmission lines connecting such plants to the existing electricity transmission system from local government permit authority.
16. While impacts from erosion, grading, and the operation of equipment may occur during construction and result in damage to coastal land resources and habitat areas, the primary concerns are associated with overhead electric transmission lines and their long-term impacts on views and visual resources. Visual impacts are particularly severe in undeveloped areas, especially the foothills and upland areas, and along the coastal terrace. Mitigation measures are limited at this time to alternate routine locations and undergrounding of lines, which is expensive.

17. Transmission line rights-of-way shall be routed to minimize impacts on the viewshed in the coastal zone, especially in scenic rural areas, and to avoid location which are on or near habitat, recreational, or archaeological resources, whenever feasible. Scarring, grading, or other vegetative removal shall be repaired, and the affected areas revegetated with plants similar to those in the area to the extent safety and economic considerations allow.
18. In important scenic areas, where above-ground transmission line placement would unavoidably affect views, undergrounding shall be required where it is technically and economically feasible unless it can be shown that other alternatives are less environmentally damaging. When above-ground facilities are necessary, design and color of the support towers shall be compatible with the surroundings to the extent safety and economic considerations allow.
19. The adopted Ventura County Air Quality Management Plan will be used as a criterion for determining consistency of federal actions on the Outer Continental Shelf with the adopted Local Coastal Program.
20. Experimental uses which provide energy from alternative sources, such as wind or solar, may be permitted by Conditional Use Permit in areas designated "Open Space."

PUBLIC WORKS

The North Coast has a variety of service constraints. While the Casitas Municipal Water District can provide water to the area for at least the next 20 years, sanitation is a significant problem. Subsurface sewage disposal at Faria Beach, Seacliff, Solimar, and Mussel Shoals is limited by soils, inadequate lot sizes for leach field expansion, out-dated facilities that do not meet current septic tank design standards, high groundwater, high rate septic tank failure, and increased pumping rates. The Board of Supervisors has authorized the formation of County Service Area No. 29, and a sewer system is being designed for those portions of the North Coast.

Transportation issues include providing adequate, safe access to and from U.S. Highway 101 for the communities of La Conchita and Mussel Shoals, and road construction or improvement that does not adversely impact agricultural lands. Ocean View Road is the only public access to agricultural lands along the bluff tops. It is a County road, but does not meet design and fire standards. On July 12, 1979, the Board of Supervisors approved a Public Works Agency recommendation to develop an assessment district to finance proposed improvements, and a County Service Area for road maintenance.

If traffic continues to increase on U.S. Highway 101 as projected in the Los Angeles Regional Transportation Study, then some of the North Coast communities will have even more restricted access, particularly where the Southern Pacific Railroad tracks have to be crossed at La Conchita. Additionally, U.S. Highway 101 has been proposed as a State Scenic Highway from its junction with Highway 1, near the City of Ventura, to the Santa Barbara County Line.

Objective

To maintain current service levels for existing developments.

Policies

1. New or expanded public works facilities (including roads, flood control measures, water and sanitation) will be designed to serve the potential population within the subarea's boundaries, and to mitigate impacts on agricultural, open space lands, or environmentally sensitive habitats.
2. Services are limited to existing areas defined in the Coastal Commission permit for the North Coast sewer (Regional Application 208-03). Any changes or extension of services will require a new permit.
3. When funds become available the State should improve the potentially dangerous highway crossings at Mussel Shoals and La Conchita.
4. New service extensions required beyond the stable urban boundary will be designed to mitigate any effects on agricultural viability.

LOCATING AND PLANNING NEW DEVELOPMENT

Residential

Residential development in the North Coast sub-area will occur mainly within the "Existing Communities" as approved by the Board of Supervisors in 1978. Those communities are: Rincon Point, La Conchita, Mussel Shoals, Seacliff, Faria, and Solimar.

Under the "Existing Community" designation, the areas are allowed to build out to the building intensity permitted under the prevailing zoning.

Presently, all development utilizes individual septic tank systems; however, the Ventura Regional County Sanitation District (VRCSD) has received a federal grant to develop a sewage system consisting of: 1) a low pressure sewer line to serve the areas of Mussel Shoals, Seacliff, Faria, and Solimar; and 2) an On-Site Wastewater Management Zone (OSWMZ) for Rincon Point and La Conchita. In December 1978, County Service Area (CSA) 29 was formed and on July 3, 1979, the Board of Supervisors approved the Environmental Impact Report and authorized the filing of a Step II grant for the facilities design. The low pressure sewer line would connect with the City of San Buenaventura's sewage treatment plant.

Commercial

Commercial development in the North Coast sub-area occurs in the La Conchita "Existing Community." Four parcels in La Conchita are zoned "C-C" (Coastal Commercial). These parcels are located north of the Southern Pacific Railroad tracks at Santa Barbara Avenue.

Within the Mussel Shoals "Existing Community" area is "Cliff House," an 18-unit multi-family residential dwelling facility. This parcel is zoned "C-C" (Coastal Commercial).

Future commercial development in La Conchita or Mussel Shoals could impact traffic and left turn movements on Highway 101. For this reason and because of the limited amount of new residential development anticipated, more commercial development is not necessary.

Objective

To allow the continued build-out of the "Existing Community" areas consistent with the County's General Plan and regional goals within the AQMP and "208" Plan.

Policies

1. The six residential "Existing Communities" of Rincon Point, La Conchita, Mussel Shoals, Seacliff, Faria, and Solimar will be allowed to build-out according to their land use designations and prevailing base zoning. Figures 11-16 depict these areas.
2. For purposes of interpreting and implementing the "Guidelines for Orderly Development," commercial facilities will be considered "Urban" uses.
3. Any new development in "Open Space" or "Agriculture" designated areas on slopes greater than 15 percent will conform with the policies and slope/density formula developed in the Hazards Section of this Coastal (Area) Plan.
4. The Cliff House property in Mussel Shoals (APN 60-09-19) shall be restricted to visitor-serving commercial uses, including overnight accommodations.

POTENTIAL CONFLICTS

Unincorporated Lands in City Area of Interest

The extension of the City of San Buenaventura's urban boundary northwesterly into the Taylor Ranch, an unincorporated agricultural preserve northerly from Hwy. 101, has historically been a potential source of conflict. Section 30241 of the Coastal Act is most specific about maintaining a maximum amount of prime agricultural land and delineating stable urban-rural boundaries. Further expansion of the City Sphere of Influence could induce development not only on the ranch, but on adjacent agricultural lands as well.

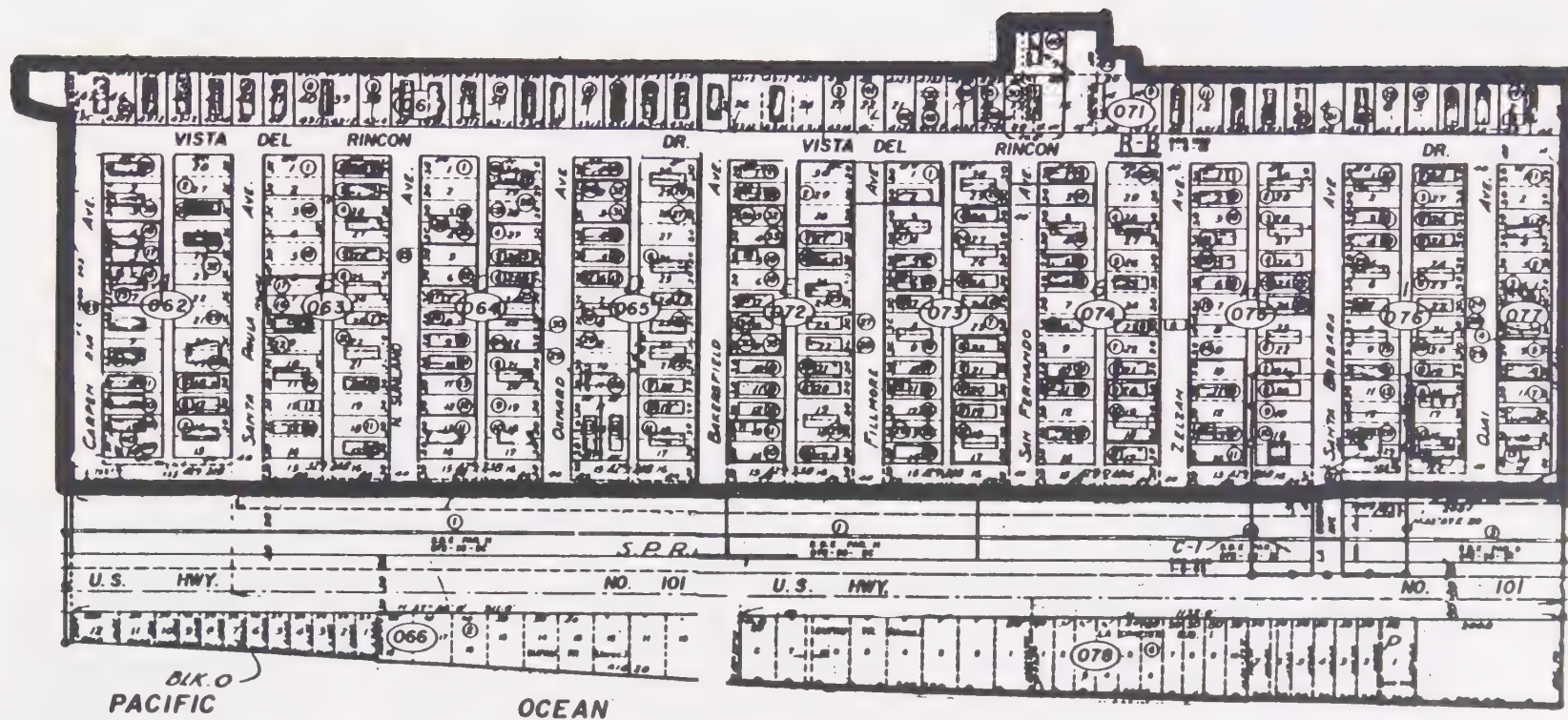
The potential land use conflicts in this instance have been averted. Both the City and the County have recognized the Ventura River levee and the city's westerly city limits as a logical, stable urban boundary in their Local Coastal Programs, and the Local Agency Formation Commission (LAFCO) has designed the Sphere of Influence boundaries to conform to those boundaries indicated in both the City's and County's Coastal Plans.

FIGURE 11
60

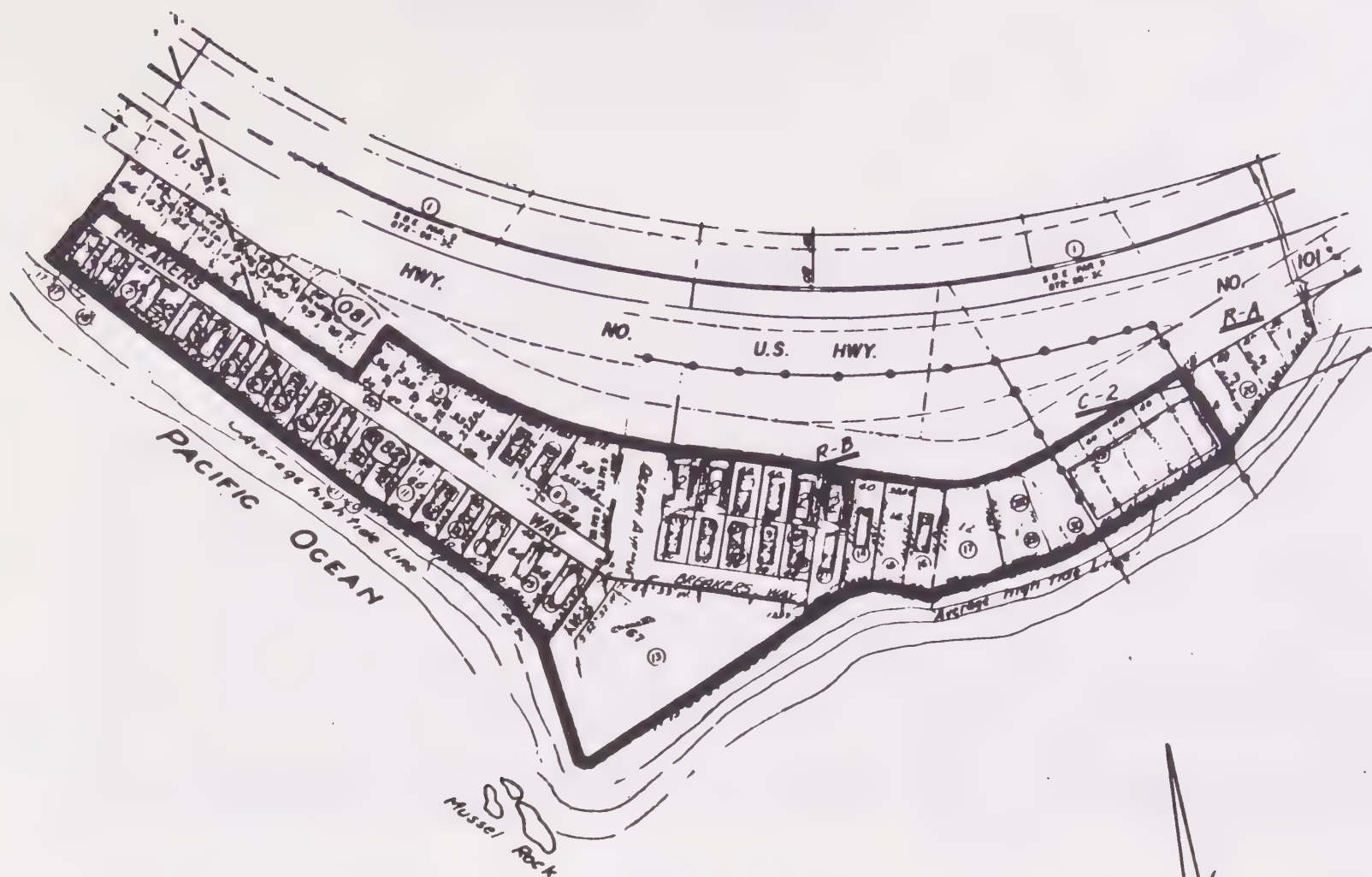


RINCON POINT
RESIDENTIAL COMMUNITY

FIGURE 12
61



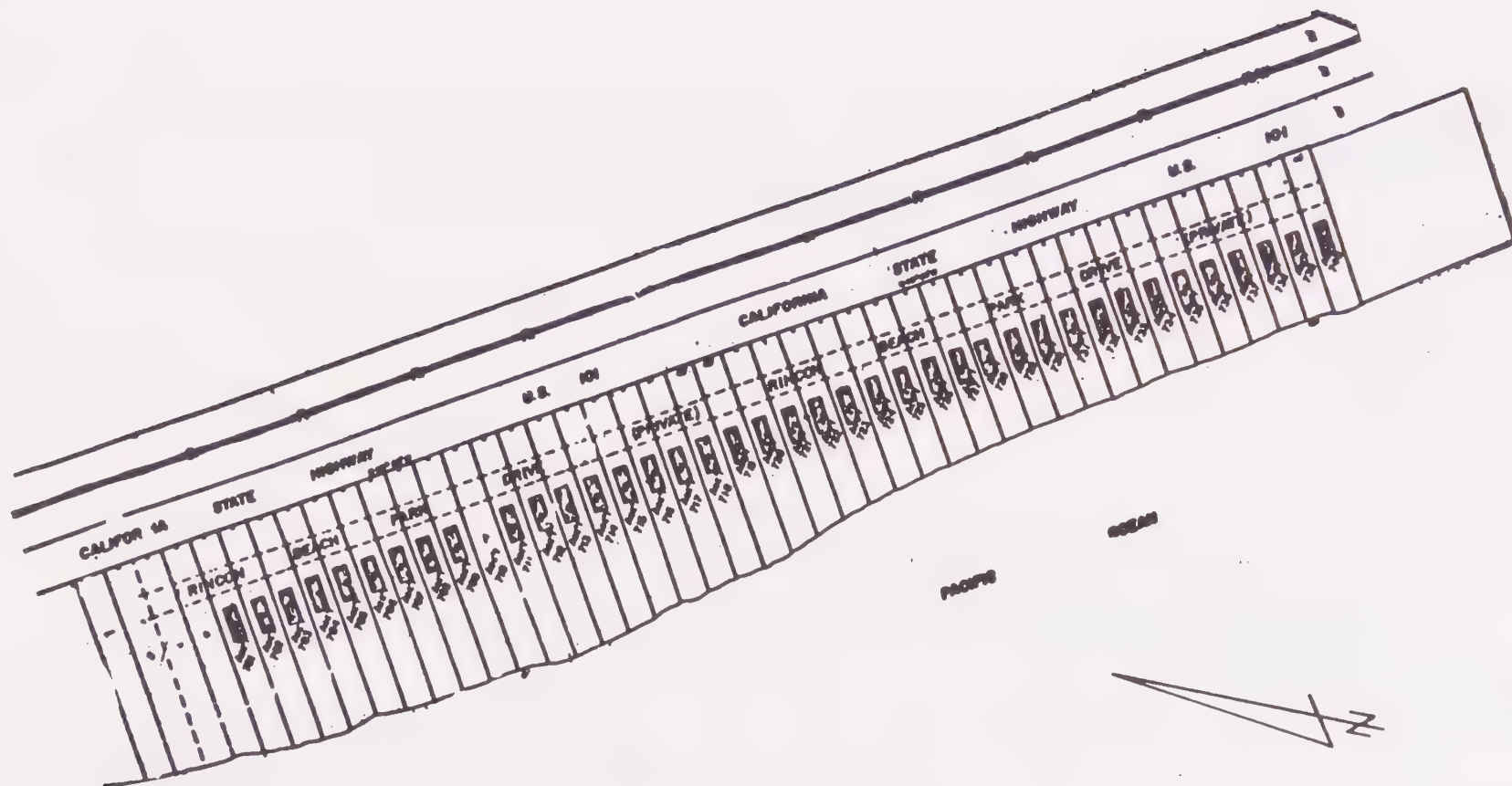
LA CONCHITA
RESIDENTIAL COMMUNITY



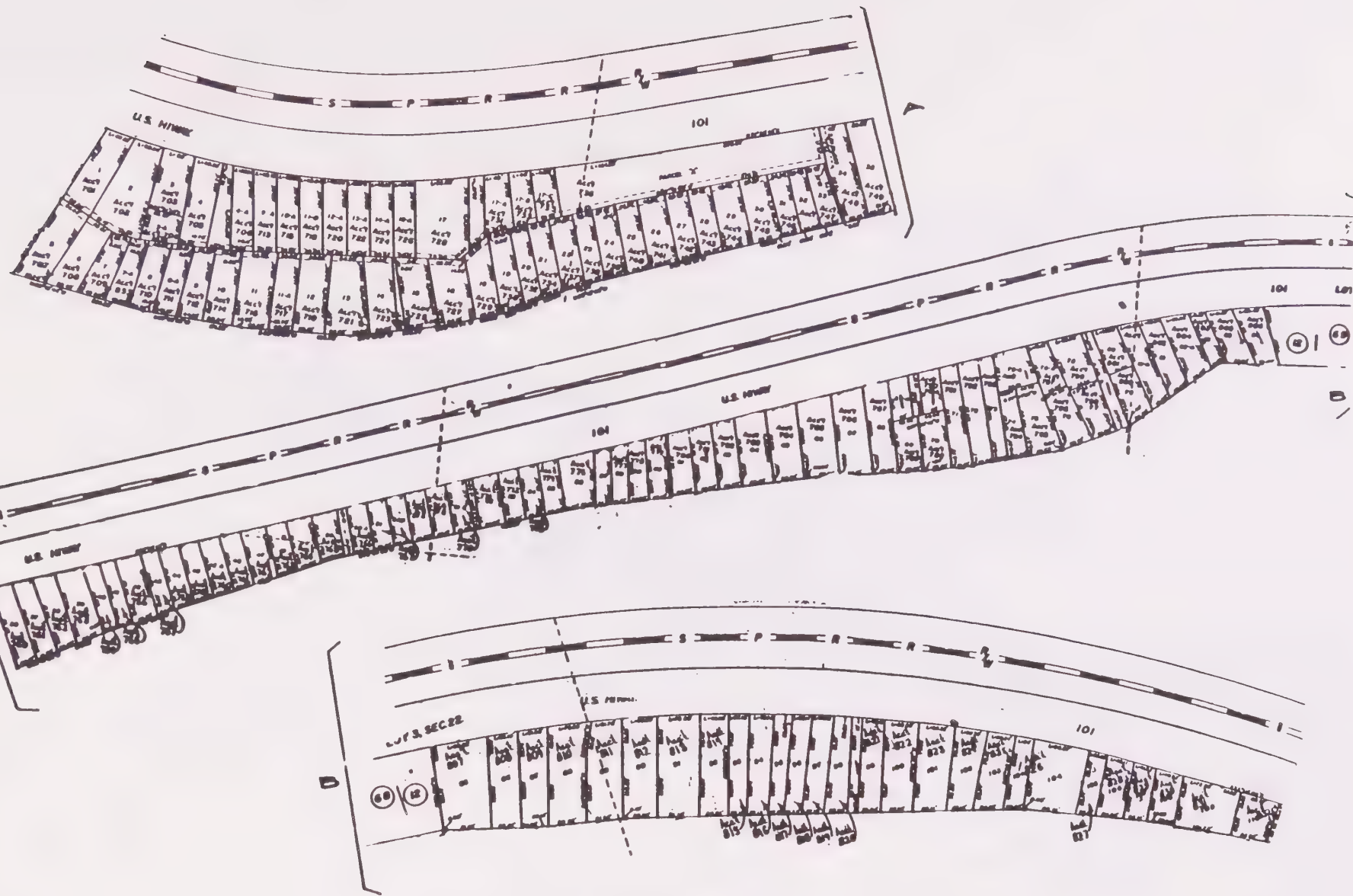
MUSSEL SHOALS RESIDENTIAL COMMUNITY

FIGURE 13

FIGURE 14
63

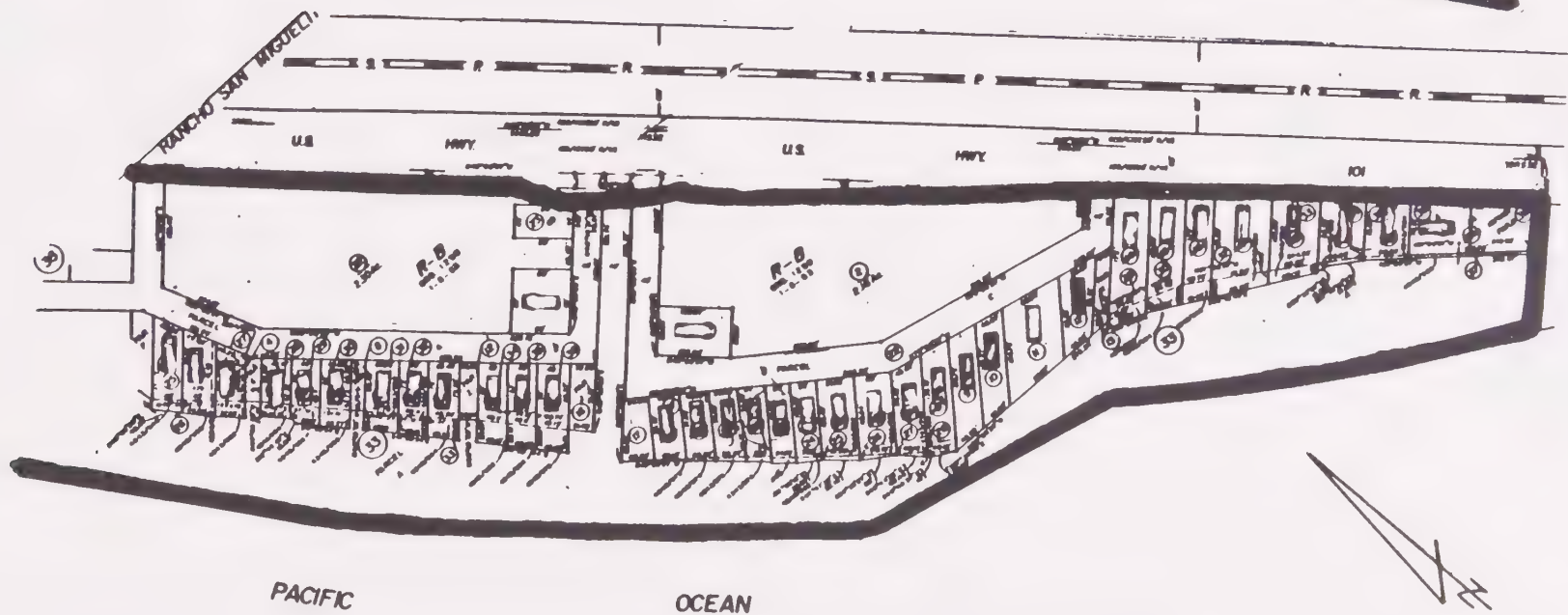
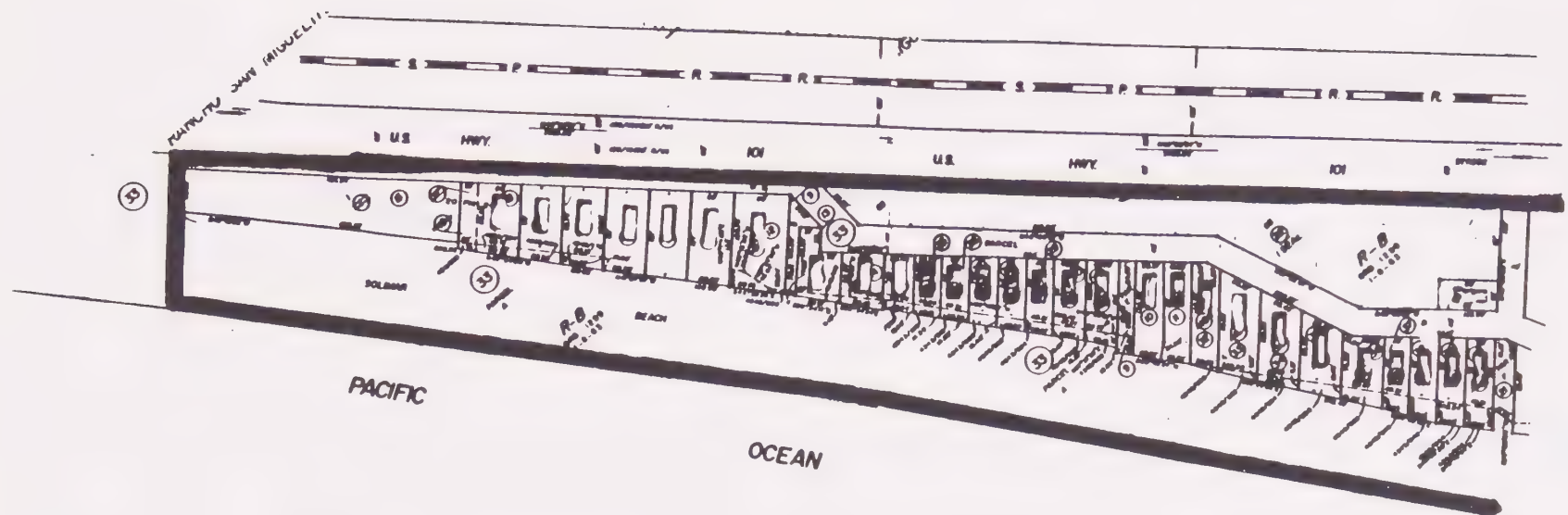


SEA CLIFF
RESIDENTIAL COMMUNITY



FARIA
RESIDENTIAL COMMUNITY

FIGURE 15



**SOLIMAR
RESIDENTIAL COMMUNITY**

FIGURE 16

FIGURE 16.1

SUMMARY TABLE
BUILDING INTENSITY/POPULATION DENSITY STANDARDS

COASTAL AREA PLAN
NORTH COAST AREA

RESIDENTIAL

<u>Designation</u>	<u>Net Acres</u>	<u>Max Bldg. Coverage (% of Lot Area)</u>	<u>Maximum Intensity (DU/Ac)*</u>	<u>Maximum DU's</u>	<u>Average Pop/DU**</u>	<u>Maximum Population</u>	<u>Average Pop. Density (Pop/Acre)</u>
Agriculture	2,620.4	5%***	0.025	65	1.68	109	.042
Open Space	1,543.5	5%***	0.100	154	1.68	259	.168
Recreation	112.2	5%	---	---	---	---	---
Rural	61.8	25%****	1.00	61	1.68	102	1.65
Medium	10.2	42%	6.00	61	1.68	102	10.00
High	79.5	65%	36.00	2,862	1.68	4,808	60.48
	<u>4,427.6</u>			<u>3,203</u>		<u>5,380</u>	

99

COMMERCIAL/INDUSTRIAL

<u>Designation</u>	<u>Net Acres</u>	<u>Max Bldg. Coverage (% of Lot Area)</u>	<u>Projected Floor Area (x1000 SF)</u>	<u>Average Employees/ 1000 SF</u>	<u>Employees</u>	<u>Average Employees/ Acre</u>
Commercial	0.6	40%	13.1	1.0	13	21.67
Industrial	361.2	40%	238.3	2.0	471	1.30
	<u>361.8</u>		<u>251.4</u>		<u>484</u>	

*Excludes second dwelling units per Section 65852.2 of the State Government Code.

**Year 2000 Forecast for Ventura Nongrowth Area

***Excludes greenhouses, hothouses, and the like. For nonconforming lots, maximum building coverage shall be 2,500 square feet, plus 1 square foot for each 22.3 square feet of lot area over 5,000 square feet.

****Excludes greenhouses, hothouses, and the like. For nonconforming lots, maximum building coverage shall be 2,500 square feet, plus 1 square foot for each 4.6 square feet of lot area over 5,000 square feet.

County Planning Division
June, 1989

R.12/11/90

THE CENTRAL COAST

AREA SUMMARY

The Central Coast is the sandy edge of the extensive Oxnard Plain. The cities of San Buenaventura, Oxnard and Port Hueneme share 16.5 miles of coast with agriculture, sand dune, fresh and saltwater marsh ecosystems, Southern California Edison's Mandalay and Ormond Beach power plants, wastewater treatment plants, harbors, and a variety of heavy industry and oil operations.

Unincorporated lands within the Central Coast are varied. Several parcels are surrounded by the City of San Buenaventura just north of the Santa Clara River. Further south (down Harbor Boulevard), inland from McGrath Lake and Mandalay Beach are approximately 1,400 acres of unincorporated land used for agriculture and/or oil production. Edison Canal, which separates the agricultural land, supplies water to the Edison Mandalay generating station.

Further south is Hollywood Beach, an unincorporated beach residential area zoned "R-B-H" (Residential Beach Harbor - minimum lot size 1,750 square feet) with some "C-C" (Coastal Commercial) development. The City of Oxnard borders the beach community on three sides. The adjacent sandy beach has been designated Hollywood Beach County Park.

Interposed between Hollywood Beach and Silver Strand is Channel Islands Harbor. Jurisdiction over the harbor is shared between the County and the City of

Oxnard. Silver Strand, including Hollywood-by-the-Sea, is another unincorporated beach residential area. On the north side of Silver Strand is the City of Oxnard, while on the south and east is the U.S. Naval Construction Battalion Center, which is within the City of Port Hueneme. Zoning is also primarily "R-B-H" with a limited amount of "C-C". The County's Silver Strand Beach Park extends the length of the shoreline and has public parking facilities at each end.

Remaining unincorporated segments of the Central Coast are found at Ormond Beach east of Perkins Road, south of Hueneme Road, and near the southernmost boundary of Oxnard's city limits. While some heavy and light industrial development has occurred within the City of Oxnard, the unincorporated land remains open and is used for agriculture.

Much of the unincorporated lands in Ormond Beach contain portions of coastal wetlands that include saltmarsh and freshwater ponds. Endangered species closely identified with saltmarshes have been verified in the vicinity by the U.S. Fish and Wildlife Service and the California Department of Fish and Game. Further south are two waterfowl ponds. One of the ponds, the privately-owned Ventura County Game Preserve, zoned "C-O-S" (Coastal Open Space), is partially within the County's coastal zone. The Point Mugu Game Preserve, also privately owned, is outside the coastal zone. The Point Mugu Ponds are recognized by the U.S. Fish and Wildlife Service as a highly valuable waterfowl wintering habitat (USFWS 1979).

Policies

1. All zoning and development shall be in conformance with the Land Use maps (Figures 26.2 and 26.3), which have been designed to reflect these goals and policies. The Zoning Compatibility Matrix (Figure 33) indicates the zones which are consistent with the various land use categories.
2. In case of reasonable doubt as to the precise alignment of land use boundaries on the Land Use Plan Maps, the Planning Director is authorized to determine the precise boundary locations. Such determinations must comply with the goals and policies which are set forth in the written text of the Local Coastal (Area) Plan. Determinations shall be graphically portrayed on the adopted Land Use Plan Map. In granting the Planning Director such powers, it is understood that any interested party may appeal the Director's decision to the Planning Commission and subsequently to the Board of Supervisors (Ventura County Ordinance Code, Division 8, Chapter 1.1, Article 11) and, upon exhaustion of these local appeals, as follows:
 - (a) The dispute or question of determination may be appealed to the Executive Director of the Coastal Commission. The Executive Director shall expediently transmit to the interested parties his or her determination as to the precise boundary location.
 - (b) Where the Executive Director's determination is not in accordance with the local government determination, the Commission shall hold a hearing for purposes of determining the appropriate boundaries for the area. The Commission shall schedule the hearing on the determination for the next Commission meeting consistent with its Administrative Regulations Section 13569.

ENVIRONMENTALLY SENSITIVE HABITATS

A. Coastal Dunes

Remnants of the once-extensive Mandalay coastal dune complex are scattered throughout the Central Coast. Viable dunes within the County's jurisdiction are found near McGrath Lake. Approximately 80 acres are within the unincorporated area, while the rest of the complex falls within the City of Oxnard's jurisdiction (Figure 17).

The dunes surround the lake, effectively sheltering the rare freshwater habitat from wind and erosion. The lake is used by numerous water birds, and the area supports a variety of other coastal species.

Some of the unincorporated area has been identified for potential acquisition by the California Department of Parks and Recreation as part of McGrath State Beach. The active West Montalvo oil field extends in part beneath the dunes. Oil wells and a Chevron Oil Company processing plant are next to the proposed acquisition. The unincorporated dune area seaward of Harbor Boulevard is designated "Open Space" in this Coastal Plan. Landward of Harbor Boulevard, the dune area is designated "Agriculture" in this Coastal Plan.

Objective

To protect the County's coastal sand dunes, their communities, and the processes that form them from degradation and erosion.

Policies

1. Coastal sand dunes on County unincorporated land are designated "Open Space" or "Agriculture," in this Coastal Plan as well as "Open Space" or "Agricultural" on the County's General Plan Land Use Map in order to provide for maximum coastal dune protection.
2. Activities leading to degradation, erosion or destruction of coastal dunes will not be allowed. This includes, but is not limited to, use by off-road vehicles, sand mining, filling, or dumping.
3. The County encourages acquisition of the McGrath Lake dunes by State Parks, and the designation of the area as a State Preserve.
4. The County supports less-than-fee acquisitions by the State as a means of preservation, such as open space easements and tax incentives.

B. Wetlands

Only small portions of the Central Coast's once-extensive wetlands remain today. One of the best remnants is the mouth of the Santa Clara River, which encompasses a variety of habitats with coastal flora and fauna including approximately 60 acres of pickleweed (Salicornia virginica) marsh. The endangered Belding's savannah sparrow, the rare California black rail, the endangered light-footed clapper rail, and the endangered California least tern have all been observed in the area.

West of Harbor Boulevard, the Santa Clara River is under the jurisdiction of the Cities of San Buenaventura and Oxnard, and the California Department of Parks and Recreation. The part of the river within McGrath State Beach has been designated State Preserve. East of Harbor Boulevard another portion of the wetland is within County jurisdiction (Figure 18) and it is zoned "C-O-S" (Coastal Open Space, 10 acre minimum).

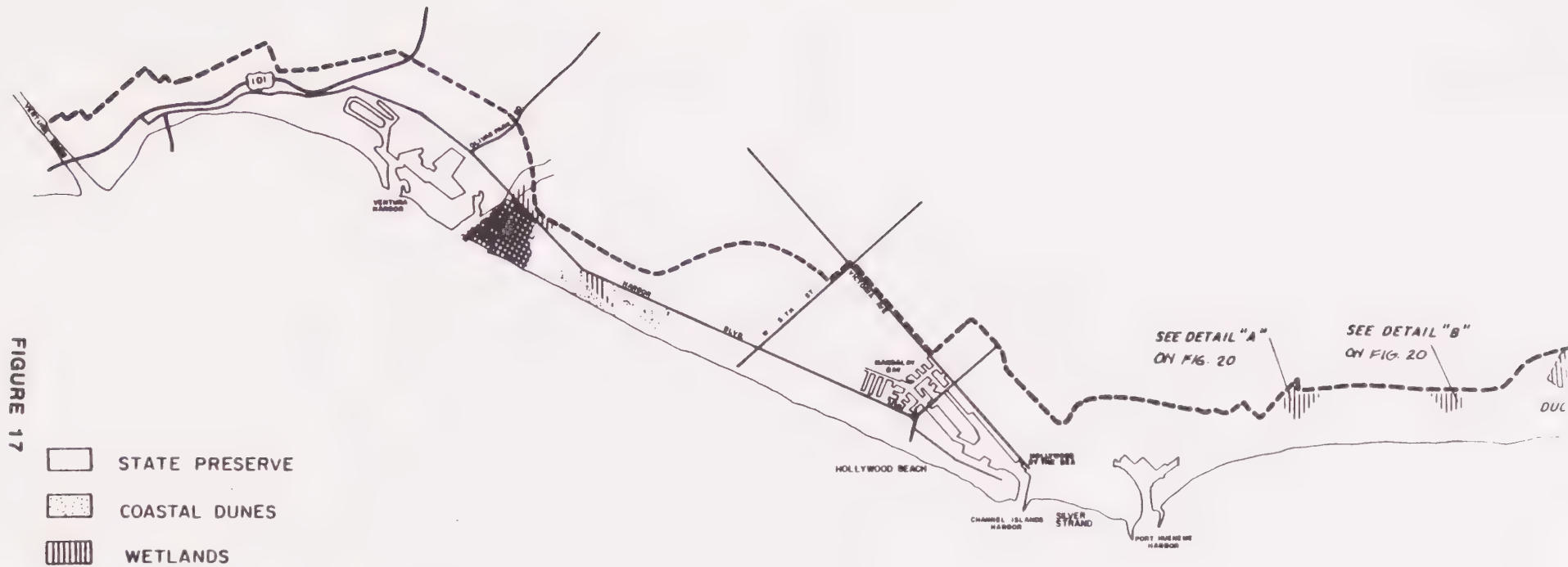
McGrath Lake is immediately south of McGrath State Beach and west of Harbor Boulevard (Figure 19). While it is a natural freshwater lake, probably formed in association with the sand dunes, most of its water now comes from agricultural runoff. The freshwater marsh around the edge attracts a variety of birds and small animals. The northern end of the lake and the land surrounding it are within the County and zoned "C-O-S". A large portion of the wetland is within the City of Oxnard's jurisdiction. Near the southern end of the lake (Figure 18) is another segment of County land zoned "C-O-S". The area is designated "Open Space" in this Coastal (Area) Plan and in the County's General Plan.

South of Port Hueneme and immediately north of Mugu Lagoon is Ormond Beach, historically the site of some of the most extensive wetlands in the County. Today there are approximately 100 acres of saltmarsh remaining. Most of the marsh is within the City of Oxnard's jurisdiction. Historically, the area was part of an extensive tidal marsh. According to saltmarsh experts, the marsh is still in relatively viable condition as characterized by dense stands of pickleweed and the presence of a variety of characteristic Southern California saltmarsh species. Few scientific studies have been done on the area. However, the endangered California least tern and Belding's savannah sparrow have been observed in the marsh. Additionally, this is one of the few areas in Southern California with an intact dune-transition zone-marsh system (R. Vogl, C. Onuf, pers. comm.).

Another wetland segment south of the Edison Plant is within the City of Oxnard's jurisdiction. The remnant tidal saltmarsh is also being considered for acquisition and restoration by the California Department of Parks and Recreation. It is used by the off-road vehicles and suffering soil compaction and vegetation damage. In their 1979 study, "A Concept Plan for Waterfowl Wintering Habitat Preservation," the U.S. Fish and Wildlife Service pointed out that the greatest opportunities for maintaining waterfowl populations along the Pacific Flyway would be in the restoration or enhancement of diked, formerly tidal, marsh. The marsh areas at Ormond Beach may afford such opportunities.

In "Recommended Coastal Properties for Public Acquisition" the California Coastal Commission (1976) placed Ormond Beach wetlands in its second priority group for acquisition: "Recreational sites that serve urban populations and environmental resource areas that need protection or restoration."

The privately-owned Ventura County Game Preserve, another freshwater wetland now artificially maintained, is partially located in the coastal zone.



ENVIRONMENTALLY SENSITIVE HABITATS ON THE CENTRAL COAST

COASTAL PLAN

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SANTA CLARA RIVER MOUTH

COASTAL PLAN

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R.12/11/90

PACIFIC

OCEAN

SHORELINE

SPINNER

HARBOR

OLIVAS MUNICIPAL GOLF COURSE

VENTURA

CITY

LIMITS

SANTA CLARA RIVER

OXNARD

CITY

LIMITS

BLVD.

MC GRATH STATE
BEACH PARK

COASTAL ZONE BOUNDARY



McGRATH LAKE

COASTAL PLAN

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resource management agency
planning division

FIGURE 19
73

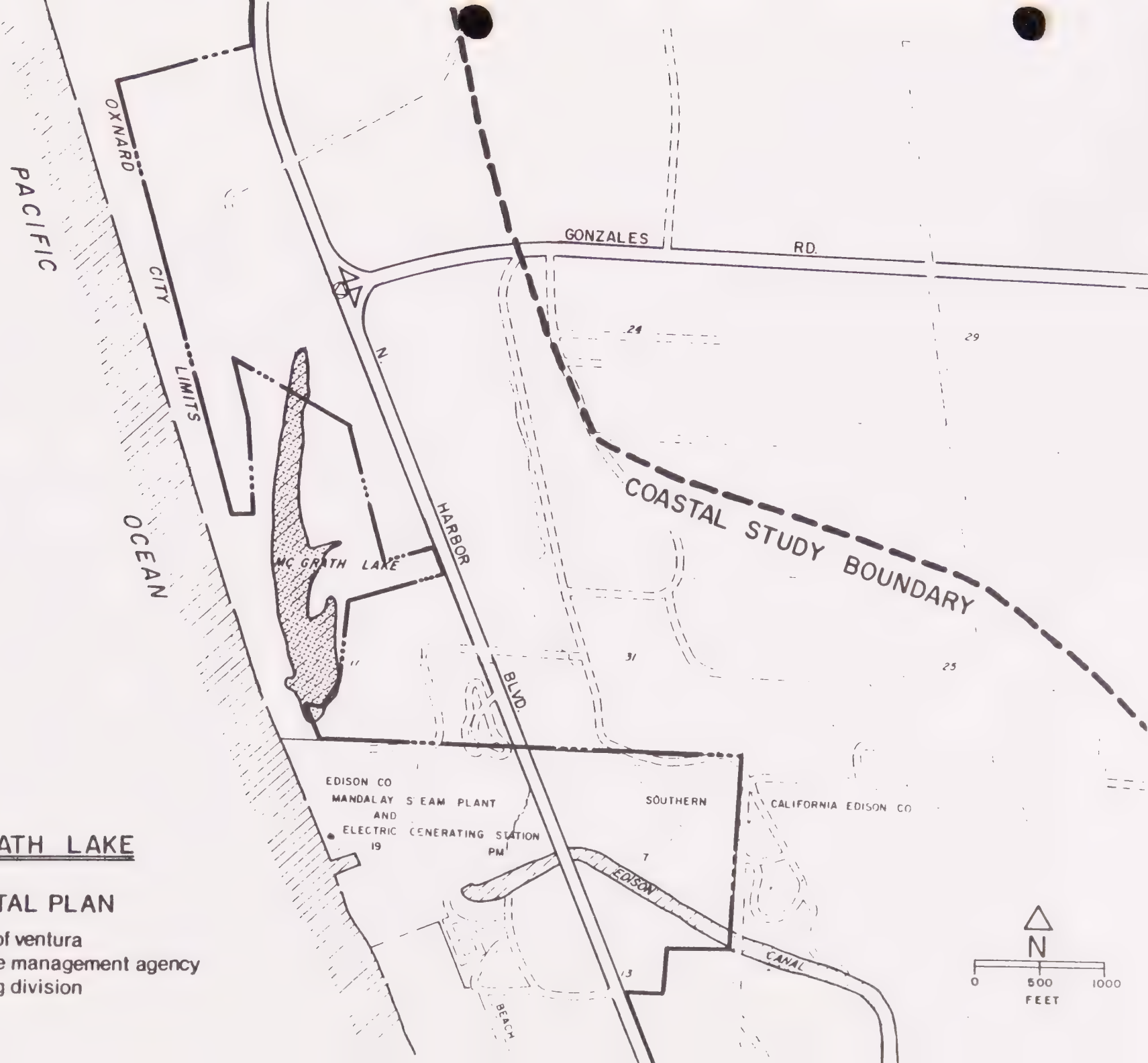


FIGURE 20 Deleted 12/11/90

Objectives

To protect wetlands in the Central Coast and encourage their acquisition, restoration or enhancement by the State to perpetuate their value to onshore and nearshore coastal life, and to the people of California.

Policies

1. All projects on land either in a designated wetland, or within 100 feet of such designation, shall be sited and designed to prevent impacts which would significantly degrade the viability of the wetland. The purposes of such projects shall be limited to those in Section 30233(a) of the Coastal Act.
2. Where any dike or fill development is permitted in wetlands, mitigation measures will, at a minimum, include those listed in Section 30607.1 of the Coastal Act. Other reasonable measures will also be required as determined by the County to carry out the provisions of Sections 30233 (b and c) of the Coastal Act.

3. Channelization, dams, and other river or stream alterations will be limited to:

- a. Necessary water supply projects.
- b. Flood control projects to secure public safety in the flood plain when there are no other feasible protection methods.
- c. Projects necessary for protection and enhancement of wetlands habitats.

Such permitted projects will incorporate feasible mitigation measures.

4. Habitat mitigation will include, but not be limited to, timing of the project to avoid disruption of breeding and/or nesting of birds and fishes, minimal removal of native vegetation, reclamation or enhancement as specified in the California Coastal Commission "Interpretive Guidelines for Wetlands" and a plan for spoils consistent with the following policy.
5. Dredge spoils should not be used for beach replenishment unless it can be shown that the process would not adversely impact coastal processes or habitats; such as intertidal reefs, grunion spawning grounds, or marsh. The California Department of Fish and Game, as well as other appropriate agencies, will be consulted when spoils deposition on a beach is under consideration.
6. The County supports formal recognition of the value of the Ormond Beach saltmarshes and their enhancement or restoration as such by the landowners, California Department of Fish and Game, the U.S. Fish and Wildlife Service, National Marine Fisheries Service, and other appropriate agencies. Appropriate scientific experts and the current literature should be drawn upon in any reclamation or enhancement attempts.

7. The landowners and appropriate agencies, including the Coastal Commission, the Coastal Conservancy, and State Parks should work to limit off-road vehicle access to the Ormond Beach marsh areas, including (but not limited to) fencing of areas.
8. Recreation in the Central Coast saltmarshes will include resource compatible uses such as nature observation, scientific study, educational trips, and possibly fishing. Appropriate public agencies will provide the public with off-site, as well as on-site, interpretive opportunities within existing programs as feasible. As funds become available, new programs should be developed.
9. The County will work in close cooperation with other agencies and jurisdictions to provide comprehensive and biologically sound management of coastal wetlands.

ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES

A. Archaeology

The Ventura County coast is archaeologically and culturally significant to a variety of groups. The beach and marsh areas of the Central Coast provided native residents with food and a variety of usable materials such as hematite. Several sites are recorded and registered on the National Historic Register of Historic Places. It is thought that an Indian trail traversed Ormond Beach, and that offshore areas contain early human sites. The Ormond Beach-Port Hueneme segments of the coast are believed to have been launching sites for canoe trips to the Channel Islands.

Intensive field reconnaissance is called for on the Central Coast. Recent development has obliterated a large number of archaeological sites and the heritage they contained.

Objective

To recognize that archaeological sites in the County's coastal zone are significant to an understanding of human and environmental history; to protect Central Coast archaeological sites from destruction to the maximum extent feasible.

Policies

1. Based upon the location of the proposed project, Public Works may require the following work to be performed as a permit condition:
 - a. High sensitivity area: Field survey and test pits.
 - b. Medium to high sensitivity area: Field survey.
 - c. Moderate to negligible: No field work necessary.

For projects located in an area (a) or (b), the applicant will have a qualified archaeologist assess the development impacts and cultural significance of the site. As may be appropriate, the Northridge Archaeological Research Center at Cal State Northridge should be contacted for a Native American approved Monitor to observe and aid the work during excavation of auger holes, test pits, trenches or exposures (see Appendix 4).

2. Human burials should not be removed from the ground without specific authorization and under direction of Native American Monitors or Native American approved archaeologists.
3. Where significant archaeological resources have been identified on a site, a qualified archaeologist will be present, at the applicant's expense, during all excavating, grading, and other earth-moving activities.
4. Location of all coastal zone archaeological sites will be kept confidential to avert disturbance or destruction.
5. Archaeological, historical and ethnobotanical interpretation of native peoples in Ventura County should be incorporated into existing interpretive programs at public facilities as feasible, and into future interpretive programs as funding becomes available.
6. A summary of the qualifications of the archaeologist who performs the applicant's study will be presented as part of the rest of the information required.
7. Where new development would adversely impact archaeological resources, reasonable mitigation measures will be required. Such measures may involve covering the site, moving structure(s) to another site on the parcel, or not constructing on the site, depending on the severity of the impacts and the significance of the resources.
8. If previously unknown resources are discovered after construction starts, all work shall cease and the Public Works Agency shall be notified. After review of the site by the Agency, or other qualified personnel, additional reasonable mitigation measures may be required.

B. Paleontology

The geological and biological history of the Ventura County coast is significant. The coastal zone contains areas with fossils that are among the best in Southern California. (B. Welton, pers. comm.). Records in the Los Angeles County Museum of Natural History show extensive fossil sites in Ventura County. The coastal zone has yielded many "type" specimens, used as the example specimen against which all other finds of the same animal are compared. Groups of fossils are currently being used to help geologists unravel patterns of seismic movement in the area (J. Valentine, pers. comm.).

Unlike the archaeological sites, paleontological sites are not necessarily destroyed by grading and construction. In fact, grading will often expose additional rock layers and increase the potential for new finds.

Objective

To recognize the current and potential significance of coastal fossils to geological and biological knowledge of the County, as well as the popular interest in fossils; to preserve significant paleontological sites to the fullest extent possible and to take steps to preserve the information a site may yield.

Policies

1. Based upon the location of a proposed project on the Paleontological Sensitivity Map, to be prepared by the Los Angeles County Museum of Natural History, an evaluation of impacts on paleontological resources will be a consideration in the environmental review process.
2. Significant fossil discoveries on-site will be reported to the Los Angeles County Museum of Natural History or to other appropriate scientists to ensure preservation of the information a site may yield.
3. Consider adopting guidelines similar to those developed by the Los Angeles County Museum of Natural History for the City of Los Angeles as paleontology becomes part of the environmental review process (Appendix 5).
4. Fossil discoveries will also be reported to the County Cultural Heritage Board to ensure maintenance of the information in Ventura County.
5. Where new development would adversely impact paleontological resources, reasonable mitigation measures will be required. Such measures may involve converging the site, moving the structure(s) to another site on the parcel, or not constructing on the site, depending on the severity of the impacts and the significance of the resources.
6. If previously unknown resources are discovered after construction starts, all work shall cease and the Public Works Agency shall be notified. After review of the site by the Agency, or other qualified personnel, additional reasonable mitigation measures may be required.

RECREATION AND ACCESS

A. Recreation

The Central Coast is interspersed with a variety of developed, accessible recreation areas and has potential for more. Figure 21 shows these areas. Beach parks have been developed in the cities of San Buenaventura, Oxnard and Port Hueneme, and the California Department of Parks and Recreation tentatively will purchase about 28 acres just north of Southern California Edison's Mandalay Beach Generating Station, to be encompassed by McGrath State Beach. This purchase would connect McGrath State Beach with the undeveloped 80 acre Mandalay State Beach Park north of West Fifth Street (both McGrath State Beach and Mandalay State Beach Park are within the City of Oxnard). It would also provide access to the scenic alternate bicycle/hiking route along Oxnard's beach road near the Mandalay Generating Station.

The two County parks near Channel Islands Harbor, Hollywood Beach and Silver Strand Beach are for day use. Silver Strand is 41 acres in size and has parking lots at both ends. Hollywood Beach County Park includes 50 acres with limited off-street parking.

Current recreational opportunities on the Central Coast are plentiful, and will expand as McGrath State Beach grows, and plans are fully implemented for Mandalay County Beach Park, Ventura Harbor, Channel Islands Harbor and Oxnard Shores.

Objective

To provide direction to the State, and to local agencies as appropriate, for improving and increasing public recreational opportunities on the Central Coast consistent with public health and safety, and the protection of private rights.

Policies

McGrath State Beach Park

1. The County will:
 - a. Support the State Parks' policies and programs.
 - b. Support logical extensions of McGrath State Beach.
 - c. Encourage well-designed facilities expansion for camping as long as all possible environmental mitigations are incorporated.
 - d. Encourage the designation of McGrath Lake and the surrounding dunes as a State Preserve.

Mandalay County Beach Park

2. Every effort will be made to preserve the dune formations on the site.
3. Adequate on-site parking will be provided consistent with proposed park use.

Hollywood Beach and Silver Strand Beach

4. The County will coordinate with the cities of Oxnard, Port Hueneme, and, as necessary, the U.S. Navy in an attempt to help alleviate the traffic problems.
5. Walkways and bikeways around Channel Islands Harbor to link Hollywood and Silver Strand Beaches should be provided as funds are available.
6. No parking lots, walkways or bikeways, or structures other than public restrooms, and lifeguard stations should be placed on the beach areas to maintain the natural state of the beaches.

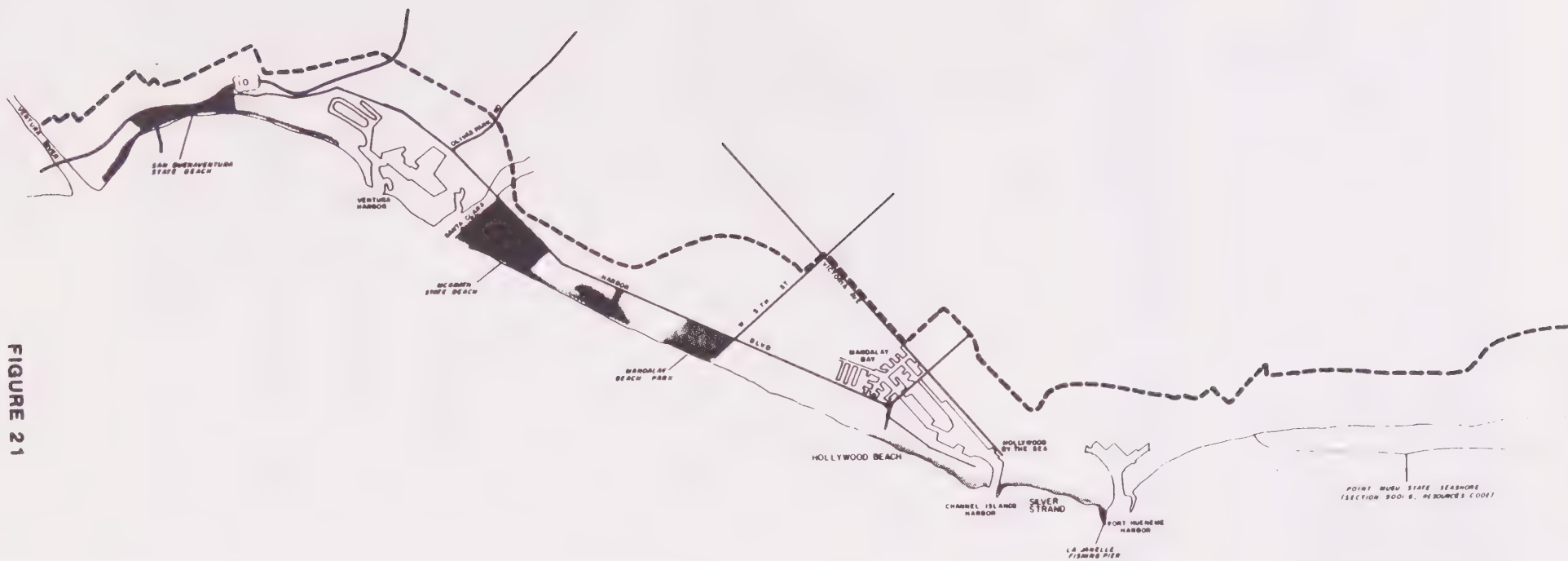


FIGURE 21

RECREATIONAL AREAS ON THE CENTRAL COAST

COASTAL PLAN

county of ventura
resource management agency
planning division



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Ormond Beach

7. Encourage the California Department of Parks and Recreation's currently proposed acquisition with the County portion of the marsh included.
8. Encourage State Parks to consider the Ormond Beach site between Halaco and the Southern California Edison power plant for acquisition with adjacent segments of saltmarsh for enhancement.

B. Access

The only unincorporated areas in the Central Coast subarea actually on the shoreline are Silver Strand Beach and Hollywood Beach, a total of about 7,400 linear feet of beach frontage. Both beach parks are owned by Ventura County and are about 90 acres in size. There is adequate pedestrian access to the beaches via numerous stub-end public streets. Lateral access along the beach is also not a problem since the property is County owned. Figure 22 is an access inventory of the Central Coast.

The major problems are a lack of off-street public parking, and the inability to accommodate visitor traffic in the residential areas. The streets are generally narrow with very limited on-street public parking and no public transportation is available to these areas. In addition to these physical constraints, there are financial and jurisdictional constraints. The only areas where the Silver Strand community could expand are owned by the federal government (U.S. Navy). Attempts to purchase or lease Navy property have proven generally too costly. Also, studies are now being conducted regarding the feasibility of annexation to either or both the cities of Oxnard and Port Hueneme. There is also no system of pedestrian walkways linking the beach areas with the Harbor.

Objective

To maximize public access to the Central Coast sub-area consistent with private property rights, natural resources and processes, and the Coastal Act; to maintain existing access, and seek new access as funds become available.

Vertical

1. For all new development between the first public road and the ocean, granting of an easement to allow vertical access to the mean high tide line shall be mandatory unless:
 - a. Adequate public access is already available within a reasonable distance of the site measured along the shoreline, or
 - b. Access at the site would result in unmitigable adverse impacts on areas designated as "sensitive habitats" or tidepools by the land use plan, or
 - c. Findings are made, consistent with Section 30212 of the Coastal Act, that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected, or

- d. The parcel is too narrow to allow for an adequate vertical access corridor without adversely affecting the privacy of the property owner, or

Lateral

2. For all new development between the first public road and the ocean, granting of lateral easements to allow for public access along the shoreline shall be mandatory unless subsection (a) below is found. In coastal areas where the bluffs exceed five feet in height, all beach seaward of the base of the bluff shall be dedicated. In coastal areas where the bluffs are less than five feet, the area to be dedicated shall be determined by the County. At a minimum, the dedicated easement shall be adequate to allow for lateral access during periods of high tide. In no case shall the dedicated easement be required to be closer than 10 feet to a residential structure. In addition, all fences, no trespassing signs, and other obstructions that may limit public lateral access shall be removed as a condition of development approval.
 - a. Findings are made, consistent with Section 30212 of the Coastal Act, that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected.

Sensitive Habitats

3. The applicant of a proposed recreational facility in, or adjacent to, areas designated "sensitive habitats" shall develop a management program to control the kinds, intensities, and locations of uses to preserve the habitat resources to the maximum extent feasible. This program shall be part of development approval.

FIGURE 22

CENTRAL COAST ACCESS INVENTORY

NAME AND LOCATION	ACCESS TYPE	SIZE	FRONTAGE	OPEN	SIGNED	OWNED BY	MANAGED
Hollywood Beach*	Park	50 ac.	--	Yes	Yes	County	County
Silver Strand Beach*	Park	41 ac.	--	Yes	Yes	County	County

* See Local Coastal (Area) Plan Land Use Maps for the Central Coast and Harbor Area, Figures 26.2 and 26.3 (separate maps).

1980

General

4. In accordance with Sec. 30214(a), the time, place, and manner of access will depend on individual facts and circumstances, including topographic and site characteristics, the capacity of the site to sustain use at the intensity proposed, the proximity to adjacent residential uses, the privacy of adjacent owners, and the feasibility to provide for litter collection.
5. In accordance with Sec. 30214(b), the requirement of access shall be reasonable and equitable, balancing the rights of the individual property owner and the public.

McGrath State Beach Park

6. Support redesign of the entrance to McGrath State Beach to augment access and to improve traffic flow within the park.
7. Support access limitations to certain areas as appropriate to maintain ecosystem viability.

Hollywood Beach/Silver Strand Beach

8. Coordinate with the appropriate agencies to help alleviate traffic and circulation problems, and provide additional public parking. New public parking facilities should be located outside residential areas due to the narrowness of existing roadways and conflicts with residential circulation.
9. Provide pedestrian walkways and bikeways around Channel Islands Harbor to link Hollywood and Silver Strand Beaches when funding is available.

AGRICULTURE

There are five major agricultural areas wholly or partially within the Central Coast. According to the 1978 Assessor's land use data and an on-site survey, they total approximately 1,500 acres. Some of the parcels are split by the coastal zone boundary. Only those areas estimated to be in the coastal zone are included in this discussion (Figure 23).

Most of the Central Coast agricultural lands contain Class I and Class II soils as identified by the U.S. Soil Conservation Survey. Cultivation of row crops is the predominant agricultural use, although some greenhouse and dry crop farming takes place. Approximately 350 acres, or 23 percent of the agricultural land, have been placed in agricultural preserves under Land Conservation Act contracts. Area descriptions from north to south follow:

- I. Preble Lands (Non-Preserve): The Preble sub-area includes 62 acres of row and truck crops, located immediately north of the 101 Freeway and bounded on the west and north by the corporate limits of the City of San Buenaventura. This area is broken into four parcels; 44 acres, 13 acres, 3 acres, and 2 acres in size, respectively. All parcels contain prime soils.

This area is zoned "C-A" (Coastal Agricultural). The Preble area is within the San Buenaventura Area of Interest and is designated "Agricultural" on the County's General (Plan) Land Use Map as well as in this Coastal Plan. The City of San Buenaventura Land Use Element designates the site for "Planned Mixed Use Development" for Phase I - first priority development. Poor access to the area is the major development constraint at this time.

- II. Olivas Lands: Immediately south of the Preble area, extending to the Olivas Golf Course, are the Olivas agricultural lands. The area consists of six parcels (25, 32, 15, 35, 130 and 120 acres in size). U.S. Highway 101 separates the Preble area from the Olivas area.

Prior to construction of the freeway, parcels in these two areas were merged, forming a continuous stretch of prime agricultural land. The Olivas sub-area includes approximately 355 acres of row and truck crops. Approximately 120 acres of this area are in agricultural preserve.

The County General Plan designates this area as "Agricultural". The City of San Buenaventura General Plan designates the area as "Agriculture" through 2010.

- III. McGrath Agricultural Lands: The unincorporated McGrath agricultural lands extend from the Santa Clara River on the north, to Wooley Road on the south, east of Harbor Boulevard. Approximately 883 acres are in the coastal zone. Of these, approximately 228 acres are in agricultural preserve under the Land Conservation Act. Zoning for the McGrath agricultural land includes:

"C-O-S" - Coastal Open Space, 10 acre minimum lot size,

"C-O-S-40Ac" - Coastal Open Space, 40 acre minimum lot size, and

"C-A" - Coastal Agricultural, 40 acre minimum lot size,

All agricultural lands in the McGrath area are designated "Open Space" in the General Plan and in this Coastal (Area) Plan.

Between Fifth Street and Wooley Road is a 219 acre parcel of row and truck crops that is designated "Agricultural" in the County General Plan. This parcel is within the City of Oxnard Area of Interest, and is phased for development after 1990 by the City's General Plan.

IV. Other Ownerships

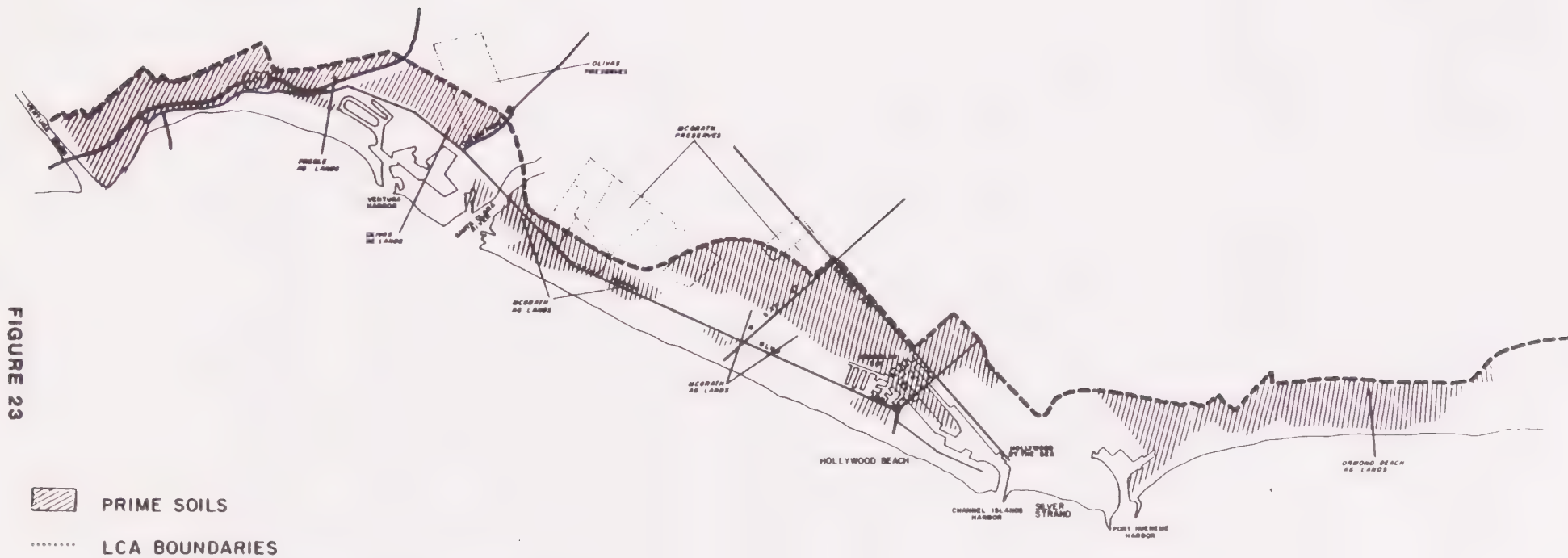
Located between Teal Club Road and Doris Avenue, west of Victoria Avenue, and adjoining the McGrath agricultural lands are two parcels partially within the coastal zone. The two parcels (107 acres total) have about 19 acres within the coastal zone that are zoned "C-A" (Coastal Agricultural) and are designated "Open Space" in this Coastal (Area) Plan. The balance of the parcels' acreage is designated "Agricultural" in the County's General Plan and the acreage is zoned "A-E" (Agricultural Exclusive).

V. Ormond Beach

There are two areas of unincorporated lands within the coastal zone in the vicinity of Ormond Beach, totaling approximately 65 acres. The parcels have prime soils and some are currently in agricultural use. The 65 unincorporated acres are designated "Agricultural" (51 acres) and "Open Space" (14 acres) in this Coastal Plan. All other (55 acres) of Ormond Beach agricultural lands are within the jurisdiction of the City of Oxnard.

The California Legislature passed the California Aquaculture Development Act which amends Section 30411 of the Coastal Act by finding and declaring that "salt water or brackish water aquaculture is a coastal development use which should be encouraged to augment food supplies." Since aquaculture research and development is in its infancy, the potential for this kind of agriculture in the coastal zone should be recognized. The unincorporated areas of Ormond Beach may be suitable for aquaculture.

Minimum lot size in the "Agriculture" land use designation is 40 acres per single family dwelling. This 40 acre minimum is sufficient to maintain economic viability for various agricultural uses (irrigated cropping). Non-irrigated activities require a larger acreage. Studies as to what constitutes a viable farm unit have been done by the Ventura County Agricultural Advisory Committee (Appendix 6), Ventura County Assessor's Office and Ventura County Farm Bureau.



AGRICULTURAL PRESERVES AND PRIME SOILS ON THE CENTRAL COAST

COASTAL PLAN

county of ventura
resource management agency
planning division

Objective

To preserve agricultural lands on the Central Coast to the maximum extent feasible.

Policies

1. The stable urban boundaries are:
 - a. The Southern Pacific Railroad right-of-way north of U.S. Highway 101, in the Preble area, which divides the unincorporated County agricultural lands and the City of San Buenaventura's urban development.
 - b. Conterminous with the City of Oxnard's present city limit at Wooley Road and the Ormond Beach area.
2. Land divisions in, or adjacent to, agricultural areas, will not be allowed to affect agricultural productivity.
3. LAFCO should exclude lands designated "Agriculture" from any new or expanded service districts that could negatively impact agricultural viability.
4. New or expanded public works facilities will be sited or designed to mitigate environmental impacts on agricultural viability and open space lands.
5. As aquaculture develops it will be considered as a potential agricultural use in appropriate areas.

HAZARDS

The Central Coast coastal zone is part of the Oxnard Plain, an alluvial fan created by the disposition of the sediments from the Ventura River to the north, the Santa Clara River and Calleguas Creek to the south.

The Oak Ridge Fault System extends beneath the Central Coast's unincorporated lands. The Oak Ridge Fault is a steep reverse, or thrust, fault with a trace that extends westward along the Santa Susana Mountains, and toward the ocean on the southern side of the Santa Clara River.

The Fault System probably contains many branching faults and is believed to be associated with one or more faults of similar trend present in the Santa Barbara Channel west of the Oxnard Plain. The System is over 50 miles long on the mainland and may extend for an equal or greater distance offshore. It is considered active.

The McGrath Fault branches off the Oak Ridge Fault zone to extend westward into the ocean near the McGrath lands south of the Santa Clara River.

The coastal zone area of the Oxnard Plain may be particularly prone to liquefaction. A special study completed after the February 21, 1978 Point Mugu earthquake indicates that the areas south of the Ventura River, generally between Gonzales Road and Oxnard Shores, have a moderate to low liquefaction potential, while the Preble and Olivas communities, the Santa Clara River area, and Channel Islands Harbor, extending southward to Arnold Road, have a moderate to high liquefaction potential.

The Central Coast is the most heavily populated area of the Ventura coastal zone. Several large industries and utilities are located there, including Southern California Edison Company's Mandalay and Ormond Beach power plants, Oxnard and San Buenaventura wastewater treatment plants, and three harbors. Liquefaction from severe ground shaking could cause major damage and disruption of services.

According to the County General Plan's Hazards Appendix, the area in the Central Coast coastal zone has a subsidence rate of between 0.01 and 0.05 feet per year. A single point located at Hueneme Road and Highway 1 has dropped about one and a half feet in twenty-one years. Records up until 1968 show a dozen bench marks that have settled a foot in a fifteen to twenty year period.

The Santa Clara River is a flood hazard to some human activities in the Central Coast. Major floods occurred along the Santa Clara River in 1938, 1943, 1958, 1965, 1969, 1978 and 1980. Floods could inundate the Olivas Golf Course, portions of the City of Ventura Sanitation Plant, McGrath State Beach, Harbor Boulevard, and a major portion of the McGrath agricultural lands.

The Coastal Act specifies that new development is to be located away from hazardous areas. New flood control projects shall be limited to those necessary to protect existing development or for public safety (Section 30236). Flood plain management, rather than structural solutions alone in this sub-area may be required.

Existing uses in the coastal zone portion of the Santa Clara River conform to the "Open Space" designation of the County's General Plan and this Coastal (Area) Plan. No structures are located on the coastal portion of the flood plain, with the exception of the City of San Buenaventura Sanitation Plant facilities, and recreational structures at McGrath State Beach. The California Department of Parks and Recreation General Development Plan for McGrath State Beach recommends relocating the State Beach structures to avoid flood impacts.

Maintenance of agriculture and open space (parks, recreation and habitat preservation) would promote proper flood plain management, and would further reduce potential flood damage to structural development.

The General Plan Hazards Appendix provides extensive information on various hazards, including fault zones, fire hazard areas, landslides, and flood plains. It is one of the principal documents consulted by Planning and the Public Works Agency when formulating an initial study on a proposed project to determine the need for an EIR. Should an EIR be required, the General Plan Goals, Policies and Programs (Chapter 2) and Hazards Appendix are used in evaluating the various impacts of projects.

GAME RESERVE

VENTURA COUNTY GAME RESERVE

RESTRICTED DEVELOPMENT

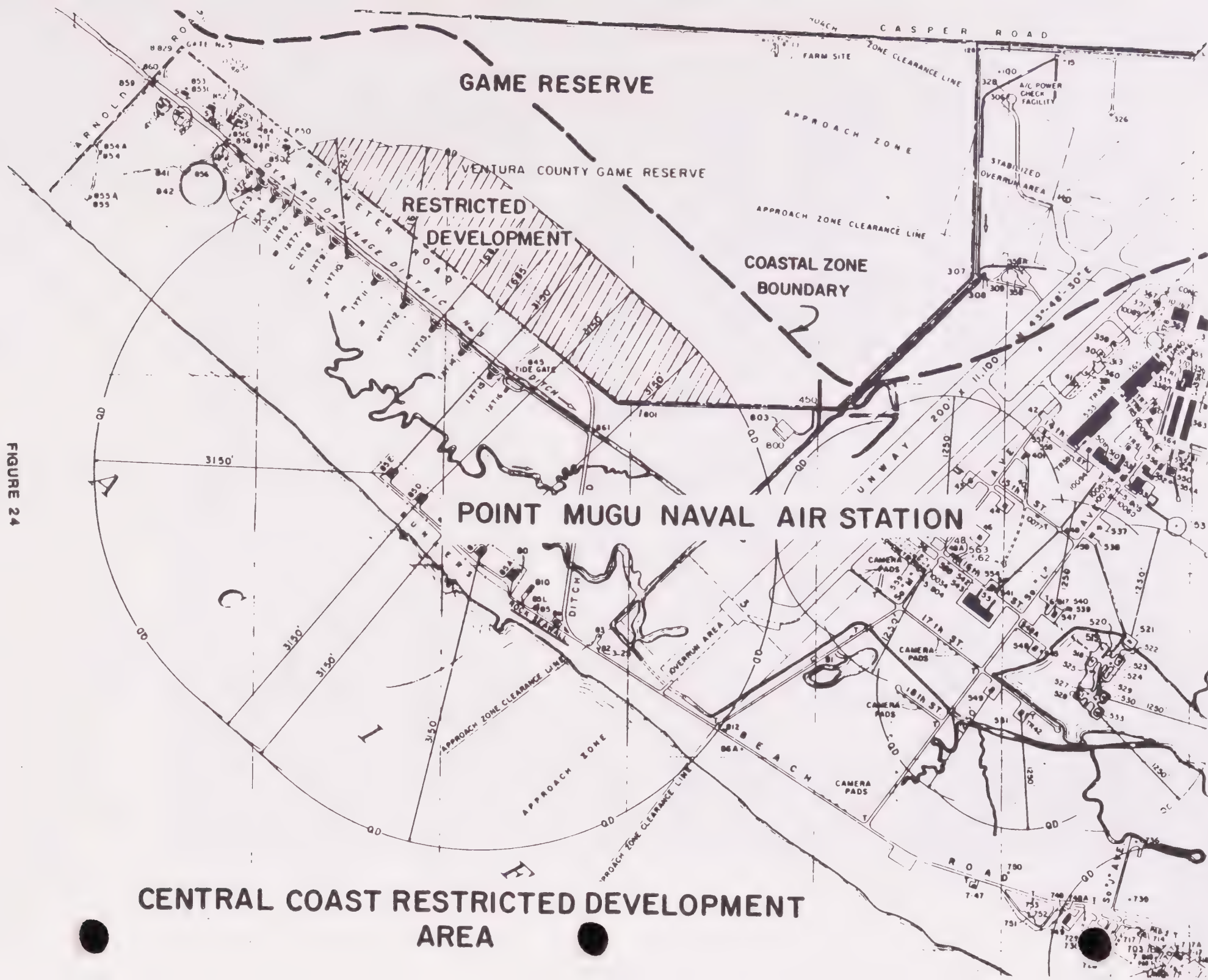
COASTAL ZONE
BOUNDARY

POINT MUGU NAVAL AIR STATION

CENTRAL COAST RESTRICTED DEVELOPMENT AREA

FIGURE 24

90



In addition to the environmental hazards on the Central Coast there is another unique hazard associated with development adjacent to certain areas of the Point Mugu Naval Air Station. Bunkers are located at certain areas on the base where magazines store explosive materials. Depending on the quantity of material, the Navy has computed a hazardous distance (QD radius) around the magazine where no development should take place. In addition, the runways contain "overrun areas" where no development should take place. Figure 24 depicts this area, found within the Ventura County Game Preserve property.

Objective

To protect public safety and property from natural and human hazards as provided in County ordinances.

Policies

1. The County's General Plan Goals, Policies and Programs (Chapter 2) and Hazards Appendix provides direction for geologic, seismic, flood and fire hazard avoidance.
2. The flood plain of the Santa Clara River will be limited to open space or agricultural uses to minimize flood hazard risk.
3. New development shall be sited and designed to minimize risks to life and property in areas of high geologic, flood, and fire hazards.
4. All new development will be evaluated for its impacts to, and from, geologic hazards (including seismic safety, landslides, expansive soils, subsidence, etc.), flood hazards, and fire hazards. Feasible mitigation measures shall be required where necessary.
5. The County may require the preparation of a geologic report at the applicant's expense. Such report shall include feasible mitigation measures which will be used in the proposed development.
6. Structures for human habitation (regularly, habitually, or primarily occupied by humans) shall be set back a minimum of 50 feet from an active fault. This setback may be increased when geologic conditions warrant.
7. New development shall be sited and designed so as not to cause or contribute to flood hazards, or lead to the expenditure of public funds for flood control works.

BEACH EROSION

Unincorporated areas of the Central Coast with beaches include Hollywood Beach and Silver Strand. According to the Department of Navigation and Ocean Development (1979), erosion at Hollywood Beach is significantly minimized by the jetty at the north entrance of Channel Islands Harbor (Appendix 7).

Erosion at Silver Strand is also slight. While the middle section of the beach is subject to erosion during periods of high tides and wave action, homes on the shoreline are protected from damage by bulldozed sand dikes.

Beach sections that become eroded are stabilized with sand replenishment by the Army Corps of Engineers as requested by the Ventura County Flood Control District as funds are available.

Objective

To protect public safety and property from beach erosion as provided for in existing ordinances, and within the constraints of natural coastal processes.

Policies

1. Proposed shoreline protective devices will only be approved and/or located in conformance with Coastal Act Sections 30235 and 30253.
2. All shoreline protective structures which alter natural shoreline processes will be designed to eliminate or mitigate adverse impacts on local shoreline sand supply.
3. A building permit will be required for any construction and maintenance of protective shoreline structures, such as seawalls, jetties, revetment, groins, breakwaters and related arrangements.
4. The County's Building and Safety Department will routinely refer all permits for seawalls, revetments, groins, retaining walls, and pipeline outfalls to the Flood Control and Water Resources Division of the Public Works Agency to be evaluated not only for structural soundness, but environmental soundness as well whenever necessary. This includes a survey of potential environmental impacts, including (but not limited to) the project's effects on adjacent and downstream structures, net littoral drift, and downcoast beach profiles.
5. If the potential environmental impacts of the proposed structure are considered significant by the Public Works Agency, the applicant may be required to obtain an engineering report that indicates how those impacts will be mitigated.
6. Permitted structures under policies 1 through 4 will not interfere with public access to the shoreline.
7. During their scheduled dredging of Channel Islands Harbor, the Army Corps of Engineers is encouraged to replenish beaches with severe erosional losses consistent with environmental restraints on the deposition of dredge spoils.

ENERGY AND INDUSTRIAL FACILITIES

Several industrial facilities for energy production are located on the Central Coast: 1) oil and gas and processing and distribution facilities; 2) electrical generating plants; and 3) marine terminals and storage tanks. Proposals have been made for expanding development of offshore oil and gas fields, related onshore facilities, and new electrical generating plants (Figures 25 and 26).

I. Oil and Gas Facilities

The West Montalvo oil field is located on the Oxnard Plain immediately south of the Santa Clara River. It extends into the State tidelands. Most of the West Montalvo field lies within the unincorporated areas of the County; however, portions in the vicinity of McGrath State Park and Mandalay Beach are in the corporate boundaries of the City of Oxnard. The onshore portion comprises approximately 80 percent of the proven acreage of the field. In 1978, production from both onshore and offshore portions averaged 758 barrels a day, representing a decline of approximately 50 percent from the previous year.

The only operator in the West Montalvo field is Chevron, with four leases: McGrath #4 lease; McGrath #5 lease; Patterson Ranch lease, Parcel 1 and Parcel 2. These leases are only partially within the coastal zone (Figure 26). Chevron operates under several Conditional Use Permits and modifications issued by the County over a period of many years.

Chevron currently operates three processing facilities within the coastal zone: one west of Harbor Boulevard near its intersection with Gonzales Road, and two east of Harbor Boulevard, south of the Santa Clara River. A compressor pump station is located south of Fifth Street, adjacent to the Edison Canal in Oxnard.

In September of 1978, Chevron had 18 producing onshore wells, and one producing offshore well, in the West Montalvo oil field. These wells are located on both the east and west sides of Harbor Boulevard.

II. Pipelines

One major oil pipeline is located in the Central Coast, the Union Oil pipeline. It is made up of three segments routed from Union's marine terminal at Ventura Harbor to the Los Angeles basin. Only the first segment crosses the coastal zone. It consists of an 8 inch line from the terminal to Union's Santa Paula pump station. The maximum capacity of this line is 24,000 BPD (normal oil flow conditions assuming API 25-30 gravity oil). This line may need to be enlarged once Union begins its OCS operations.



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EXISTING OCS AND TIDELAND LEASES AND OIL FACILITIES ON THE CENTRAL COAST



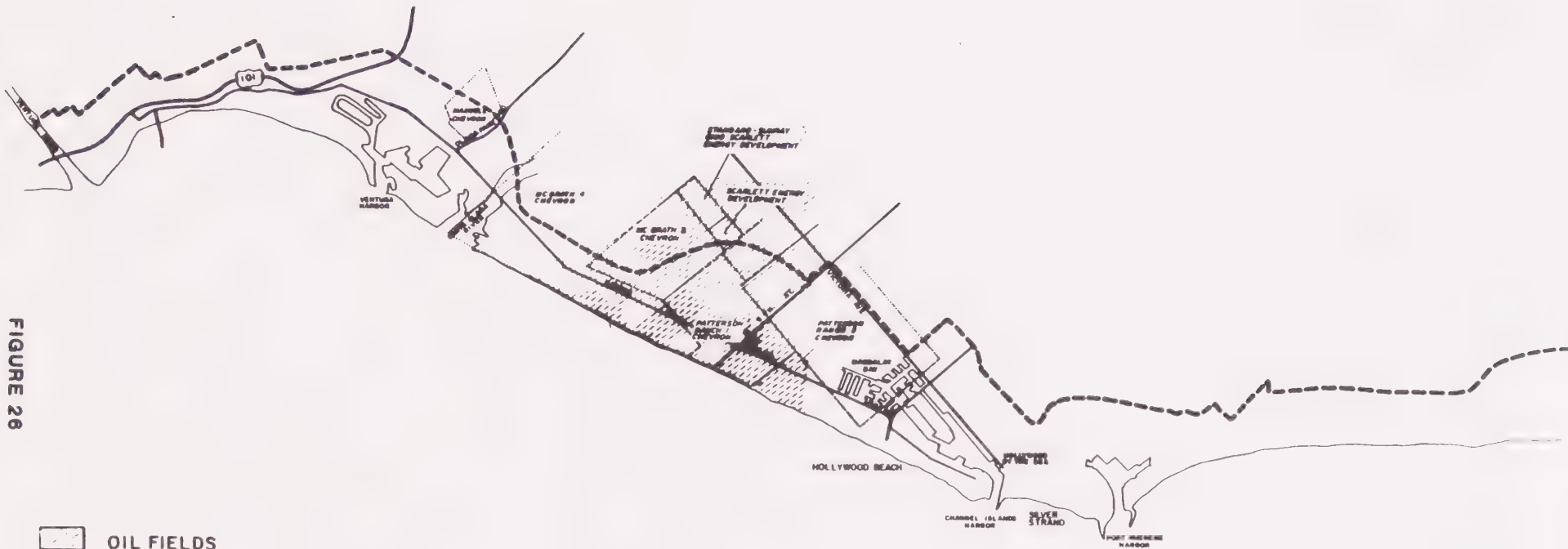


FIGURE 26

 OIL FIELDS
 CUP BOUNDARIES

ENERGY FACILITIES ON THE CENTRAL COAST

COASTAL PLAN

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III. Electrical Generation and Transmission Facilities

The California Public Utilities Commission and California Energy Commission are the agencies responsible in the area of electric transmission lines which includes technical and safety performance and environmental concerns. All electric transmission lines proposed for the coastal zone are developments under the Coastal Act, thus the County will have permit review over them after certification. The only exception is electric transmission lines proposed as part of a new electric power plant being reviewed by the California Energy Commission. The Warren-Alquist Energy Resources Conservation and Development Act of 1975 exempts new power plants with capacity greater than 50 megawatts and electric transmission lines connecting such plants to the existing transmission system from local government permit authority.

While impacts from erosion, grading, and the operation of equipment may occur during construction and result in damage to coastal land resources and habitat areas, the primary concerns are associated with overhead electric transmission lines and their long-term impacts on views and visual resources. Visual impacts are particularly severe in undeveloped areas, especially the foothills and upland areas, and along the coastal terrace. Mitigation measures are limited at this time to alternate routine locations and undergrounding of lines, which is expensive.

Southern California Edison (SCE) operates two major electric generating stations on the Central Coast: Mandalay Beach, located on the coast within the City of Oxnard, seaward of Harbor Boulevard and approximately a half mile north of West Fifth Street; and Ormond Beach, also in the City of Oxnard on the beach, northwest of Arnold Road and approximately a half mile south of McWane Boulevard. The combined generating capacity of these two power plants is 2,010 megawatts (MW) or three times the total electrical requirements of Ventura County. Transmission lines from both generating stations cross the coastal zone.

Southern California Edison maintains four electrical distribution substations within the coastal zone. Only one of these is located in the County coastal zone - the 66KW distribution substation at Silver Strand Beach.

During a 1979 Notice of Intent proceedings (79-NOI-3), the County, Coastal Commission, Energy Commission, Department of Fish and Game, and Southern California Edison Company agreed to some significant stipulations regarding the siting of new power plants in the Ormond Beach site. Briefly, these stipulations eliminate the construction of power plants from dunes, wetlands, or beach areas.

IV. Offshore Oil and Gas Development

Offshore oil and gas development occurs both in state tidelands and the federal Outer Continental Shelf. Facilities in the Central Coast are used to support O.C.S. activities (Figure 25).

A. State Tidelands

Currently, all production from the West Montalvo offshore field is from Chevron's State Tidelands, lease PRC 735. Production is

accomplished from a series of directionally drilled wells from Chevron's onshore McGrath #4 Lease, seaward of Harbor Boulevard. Shell Oil Company tidelands lease PRC 3314 surrounds Chevron's lease. Shell has applied to the State Lands Commission for a permit to drill on this lease. If drilling is successful, a new separation/treatment facility may be needed in the Central Coast area. Shell intends to utilize an existing Chevron Conditional Use Permit issued by the County for this proposed operation. The location of their proposed drilling operations is east of Harbor Boulevard.

B. Federal Outer Continental Shelf

1. Hueneme Field

Union Oil is the operator of Hueneme Unit - Tracts P-0202 and P-0203, which are located approximately three to five miles southwest of Port Hueneme. Union proposes the construction of two new offshore oil platforms, one of which (Gina) is within this unit, while the other (Gilda) is in the Santa Clara unit. Peak production from the field is expected to reach 6,450 barrels of oil per day by late 1980. Union Oil is also proposing to build a small onshore treatment facility in the City of Oxnard immediately south of Southern California Edison's Mandalay Beach Generating Station to process this oil. The County has indicated Union's preferred site is the most logical of all the alternative sites discussed in the EIR.

2. Santa Clara Unit

Chevron is the lessee of eight OCS (Outer Continental Shelf) tracts that are located five miles southwest of Ventura and six miles west of Port Hueneme. Platform Grace has been installed on OCS Tract P-0217. Initial production will begin in 1980 and is expected to peak in 1982 at 13,000 barrels of oil per day, and 13 million cubic feet per day of natural gas. Full development of the Santa Clara Unit's northern field will require a total of three platforms. If development of the southern field is proven commercially feasible, two additional platforms will be required as well as the possibility of new onshore processing facilities.

V. Other Facilities

A. Refineries

There are two operating refineries and one inactive refinery in the County. None are located within the coastal zone, but all are important to coastal zone planning. One, the Oxnard Refinery, is in the Central Coast area.

The small Oxnard refinery is adjacent to Fifth Street in an unincorporated area, just east of the City of Oxnard. Feed stock for the refinery comes primarily from the Oxnard and West Montalvo fields. It has a capacity of approximately 2,500 B/D with an existing throughput of approximately 1,500 B/D.

B. Permanent Service Base

The Port of Hueneme is ideally suited to serve as the site for permanent service base for oil development in the Santa Barbara Channel. However, the Port does not have sufficient land or adequate berthing to meet all projected harbor needs (see "Coastal Energy Plan Study for the City of Port Hueneme and the Oxnard Harbor District," December 1979). The Port is negotiating with the Navy in an attempt to obtain land for sufficient expansion.

C. Marine Terminals and Storage Tanks

A marine terminal operated by Union Oil is located on land just south of the Ventura Marina. The property is now annexed to the City of San Buenaventura. The terminal has a crude oil storage capacity of 285,010 barrels, and is connected to an offshore monobuoy by a 4,300 foot long, 20 inch pipeline. That pipeline has a capacity of 1,430 barrels per minute. Chevron operates a transit storage tank site adjoining the Union Marine Terminal on the south.

D. Oil Field Waste Disposal Sites

This type of use is termed a "soil amendment activity" in the County's Zoning Code, and is allowed in several zoning categories including Open Space by Conditional Use Permit.

There are two sites in the Central Coast that formally handled oil field wastes. They are located at the northeast corner of Fifth Street and Harbor Boulevard. The sites closed operations in 1980.

Objective

To allow the continued exploration and production of oil and gas on most of the Central Coast sub-area while meeting Coastal Act and County objectives, and maintaining environmental quality.

Policies

1. All land between Harbor Boulevard and the shoreline; or land designated "Residential," "Recreational," or shown as "environmentally sensitive habitat" will be considered as unacceptable for energy and industrial facilities of any kind, except oil and gas pipelines.
2. Within the land area between Harbor Boulevard and the landward coastal zone boundary, oil drilling and directly related facilities will be permitted by Conditional Use Permit consistent with Section 30260 of the Coastal Act. No new major facilities, which require a "Coastal Industrial" (C-M) zone will be permitted unless located in an area designated "Industrial."

3. All surface activities not regulated by the Division of Oil and Gas related to the development of onshore oil and gas resources in the coastal zone be considered to be projects that require a Conditional Use Permit (CUP) and a Coastal Development Permit. Both permits will be issued simultaneously through one CUP process. See Appendix 9 for a list of standard conditions now applied to new CUP requests for oil activities. Additional conditions may be required depending on the specific request and location.
4. A Development Plan shall accompany the application for a CUP for those activities stated in Policy 3, and shall include:
 - a. The location of drilling and/or production sites, storage tanks, pipelines and access roads.
 - b. Plans for the consolidation, to the maximum extent feasible, or drilling and/or production facilities, as well as accessory facilities.
 - c. A phasing plan for the staging of development which indicates the approximate anticipated timetable for project installation, completion and decommissioning.
 - d. A plan for eliminating or substantially mitigating adverse impacts on habitat areas, prime agricultural lands, recreational areas, scenic resources and archaeological sites due to siting, construction, or operation of facilities.
 - e. Grading plans for all facilities requiring the movement of greater than 50 cubic yards of dirt.
 - f. A description of means by which all oil and gas will be transported off-site to a marketing point.
 - g. A description of the procedures for the transport and disposal of all solid and liquid wastes.
 - h. Oil spill prevention and control measures.
 - i. Fire prevention procedures.
 - j. Emission control equipment.
 - k. Procedures for the abandonment and restoration of the site.
 - l. Compliance with any other requirement of the Ventura County Zoning Ordinance for the Coastal Zone related to oil and gas development.
5. All energy and industrial facilities in the Plan shall be so sited and designed to eliminate or reduce, to the maximum extent feasible, impacts to biological, geological, archaeological, agricultural, visual and recreational resources.

6. All future offshore oil and gas production from the Hueneme or Santa Clara Units in the Santa Barbara Channel will utilize existing facilities whenever economically and technically feasible.
7. Transshipment of crude oil through an onshore pipeline for refining shall be a condition of approval for expansion of existing processing facilities or construction of new facilities.
8. When feasible, pipelines shall be routed to avoid important coastal resources, including recreation, sensitive habitats and archaeological areas. Unavoidable routing through recreation, habitat, or archaeological areas, or other areas of a significant coastal resource value, shall be done in a manner that minimizes the impacts of a spill, should it occur, by considering spill volumes, durations, and projected path. Where new liquid pipeline segments pass through sensitive resource areas, recreation areas or archaeological areas, the segment shall be isolated, in the case of a break, by automatic shutoff valves.
9. The County may determine whether spacing of automatic shutoff valves at intervals less than the maximum set by the Department of Transportation is required to protect sensitive coastal resources.
10. In sensitive resource areas the extent of construction and ground surface disturbance shall be reduced to a minimum by restricting construction activities and equipment within narrow, limited and staked work corridors and storage areas.
11. Except for pipelines exempted from coastal development permits under Section 30610 of the Coastal Act, as defined by the State Coastal Commission's Interpretive Guidelines, a survey shall be conducted along the route of any pipeline in the coastal zone to determine what, if any, coastal resources may be impacted by construction and operation of a pipeline. The costs of this survey shall be borne by the applicant. This survey may be conducted as part of an environmental review if an Environmental Impact Report or Mitigated Negative Declaration is required for a particular project.
12. Geologic investigations shall be performed by a qualified geologist or engineering geologist where a proposed petroleum pipeline route crosses potential fault zones, seismically active areas, or moderately high to high risk landslide areas. This report should investigate the potential risk and recommend such mitigation measures as pipeline route changes and/or engineering measures to help assure the integrity of the pipeline and minimize erosion, geologic instability, and substantial alterations of the natural topography. New pipeline corridors should be consolidated with existing pipeline or electrical transmission corridors where feasible, unless there are overriding technical constraints or significant social, aesthetic, environmental, or economic concerns.
13. Upon completion of pipeline construction the site shall be restored to the approximate previous grade and condition. All excavated materials shall be replaced in reverse order with topsoil replaced at grade level and compacted if necessary. All sites previously covered with native vegetation shall be reseeded with the same or recovered with the previously removed vegetative materials and shall include other measures as deemed necessary to prevent erosion until the vegetation can become established.

14. All offshore to onshore pipelines should be located at existing pipeline landfall sites where feasible, and should be buried from a point offshore commencing where wave action first causes significant bottom disturbance. In addition, landfall sites are prohibited from areas designated as "Residential" or shown as "environmentally sensitive habitat."
15. All future requirements for onshore facilities in handling offshore crude oil and production should be conditioned to require utilization of an onshore pipeline rather than marine tankers to transport crude oil to Los Angeles for refining, if technically and economically feasible.
16. As land becomes available, permanent service bases should be encouraged to locate at the Port of Hueneme where similar uses are located and adequate harbor facilities are available.
17. Should Union's crude oil pipeline need to be enlarged in the future, or a new pipeline installed, the route should follow the existing pipeline corridor.
18. The adopted Ventura County Air Quality Management Plan is to be used as a criterion in determining the consistency of federal actions on the Outer Continental Shelf with the adopted Local Coastal Program.
19. Transmission line rights-of-way shall be routed to minimize impacts on the viewshed in the coastal zone, especially in scenic rural areas, and to avoid locations which are on or near habitat, recreational, or archaeological resources, whenever feasible. Scarring, grading, or other vegetative removal shall be repaired, and the affected areas revegetated with plants similar to those in the area to the extent safety and economic considerations allow.
20. In important scenic areas, where above-ground transmission line placement would unavoidably affect views, undergrounding shall be required where it is technically and economically feasible unless it can be shown that other alternatives are less environmentally damaging. When above-ground facilities are necessary, design and color of the support towers shall be compatible with the surroundings to the extent safety and economic considerations allow.

PUBLIC WORKS

The Central Coast is the most urbanized portion of Ventura County's coastal zone. Hollywood Beach, Silver Strand Beach and Hollywood-by-the-Sea are the only residentially developed, unincorporated areas, zoned "R-B-H" (Residential Beach Harbor, 1,750 square foot minimum). Several small neighborhood serving commercial and neighborhood-planned developments are located within these areas, along with the Hollywood Beach Elementary School.

No major public service capacity problems have been identified for the unincorporated areas of the Central Coast. Build-out in Hollywood Beach/Silver Strand/Hollywood-by-the-Sea will not impact local water supplies. All their water is drawn from the lower aquifer, while agricultural users obtain water from privately-owned wells. The Preble, Olivas and McGrath agricultural lands

are outside the seawater-intruded area, and will not be affected by the well-drilling moratorium. However, agricultural lands in the rest of the Central Coast coastal zone are subject to seawater intrusion. Adopted policies and ordinances developed under the "208" Countywide Planning Process will also be applied toward a solution to the problem.

Sewer service allocations for Silver Strand and the Hollywood Beach are sufficient to handle all sewage generated from residential build-out in the area.

Silver Strand and Hollywood Beach will continue to be severely impacted by traffic, especially in the summer months. The completion of Victoria Avenue between Gonzales Road and Silver Strand in 1984 and out-of-area visitation compounded traffic congestion in the Silver Strand and Hollywood Beach areas.

There is a public parking lot at both ends of Silver Strand Beach. According to the Ventura County General Services Agency, ways are being explored to improve the Channel Islands southern jetty for pedestrian use if funding can be obtained.

During heavy winter storms there is a problem with wave run-up and ponding in residential areas.

Objective

To maintain current service levels to existing developments.

Policies

1. New or expanded public works facilities (including roads, flood control measures, water and sanitation) will be designed to serve the potential population of the unincorporated and incorporated areas within the Coastal Zone, and designed to eliminate impacts on agriculture, open space lands, and environmentally sensitive habitats.
2. New service extensions required beyond the stable urban boundary will be designed to mitigate any effects on agricultural viability.
3. In working toward solutions to circulation problems in the unincorporated beach communities of Hollywood Beach, Hollywood-by-the-Sea and Silver Strand Beach, the County of Ventura should initiate a renewed effort to coordinate with citizens and responsible agencies. Pedestrian walkways and bicycle paths should be considered as part of the solution.
4. Public transportation into Hollywood Beach, Silver Strand, and Hollywood-by-the-Sea will be provided according to needs identified in the data collected by South Coast Area Transit (SCAT).
5. The Public Works Agency will explore the feasibility of a "traffic roundabout" at the southern base of Victoria Avenue in front of the Coast Guard station to help alleviate traffic pressures on the Silver Strand community. This should be done in cooperation with any other affected agency, such as the City of Oxnard.

LOCATING AND PLANNING NEW DEVELOPMENT

I. Residential

Existing residential development in the Central Coast sub-area is confined to Hollywood Beach, Silver Strand Beach and Hollywood-by-the-Sea. These areas have recently been in-filling rapidly. As the only segments of unincorporated land on which urban development is allowed, they will continue to in-fill.

The section of Ventura County's General Plan covering Hollywood Beach, Silver Strand and Hollywood-by-the-Sea allows build-out to the prevailing base zoning, mainly "R-B-H" (Residential Beach Harbor), and "C-C" (Coastal Commercial). Some of the property zoned commercial has been converted to residential and homes have been built.

II. Commercial

The existing neighborhood commercial uses in the Hollywood Beach, Silver Strand Beach, Hollywood-by-the-Sea and Channel Islands Harbor areas, coupled with the major commercial uses nearby in the cities of Port Hueneme and Oxnard, are sufficient to serve the area and any visitors entering the area.

III. Industrial

Other than the energy facilities previously mentioned, there are no industrial developments in the unincorporated areas of the Central Coast.

Objective

To allow build-out of existing urbanized areas to continue, consistent with the County's General Plan, regional goals within the AQMP and "208" Plan.

Policies

1. The areas of Hollywood Beach, Silver Strand Beach and Hollywood-by-the-Sea will be the only areas where high density residential development will be allowed in the Central Coast.
2. No structures for human habitation will be allowed within those hazardous areas shown in Figure 24.

POTENTIAL CONFLICTS

Conflicts could arise between unincorporated County lands presently in agriculture and potential development plans of adjacent cities. Section 30241 of the Coastal Act states that 1) the maximum amount of prime agricultural land

shall be maintained in agricultural production; 2) stable boundaries separating urban and rural areas shall be established; and 3) that clearly defined buffer areas to minimize conflicts between agriculture and urban uses shall be defined.

I. San Buenaventura Area of Interest

Within the San Buenaventura Area of Interest and within the coastal zone are two unincorporated agricultural sub-areas.

- A. Preble Agricultural Lands: The Preble agricultural lands include 62 acres of row and truck crops, immediately north of the 101 Freeway and bounded on the west and north by the corporate limits of the City of San Buenaventura. All parcels contain prime soils. Land uses immediately adjacent to this area include: the Southern Pacific Railroad and mixed urban development to the north, the 101 Freeway to the east and south, and a citrus packing plant to the west.

The location of the Preble area may be critical to the designation of stable urban boundaries because it is immediately adjacent to urbanized lands within the City of San Buenaventura.

Local plans and policies reflect development pressures from the proximity of urban development. The area is currently designated "Agricultural" on the County's General Plan and zoned "C-A" (Coastal Agricultural). The County's "208" Plan includes the area within the 1977 "Urban Growth" phasing boundary. The City of San Buenaventura's Land Use Element designates the site for "Planned Mixed Development." The area is designated a Phase I (first priority development). It is within the City of San Buenaventura's Sanitation District, and water is available and water pressure adequate. Urban services appear to be readily available. However, development may be restricted by the lack of adequate access to the site. Although it is adjacent to the freeway, access to the area is currently limited to a narrow road off of Seaward Avenue. The Southern Pacific railroad tracks, located along the northern perimeter of the site, pose additional access problems.

Two logical urban boundaries exist in the Preble area: 1) the Southern Pacific Railroad tracks on the northern perimeter of the site and 2) U.S. Highway 101 at the southern perimeter of the site. The City and County concur that the stable urban-rural boundary will be the Southern Pacific Railroad right-of-way between the agricultural and urban lands.

- B. Olivas Lands

Immediately south of the Preble property are the Olivas agricultural lands. Highway 101 separates the two segments of land. Prior to construction of the freeway, parcels in these two areas formed a continuous stretch of prime agricultural land. The Olivas land includes 355 acres of row and truck crops. Approximately 120 acres of this area are in agricultural preserve.

Land uses adjacent to the sub-area include the 101 Freeway and agricultural activities on the north and east, the Olivas Golf Course on the south, and Harbor Boulevard, the Ventura Marina and the Pierpont/Keys residential development to the west.

The County General Plan designates this area as "Agricultural" (40 acre minimum). The City of San Buenaventura's General Plan also designates the area "Agriculture" through 2010. Unlike the Preble area, services are not readily available to the Olivas lands. They are not included in the City's sanitation district because of problems with water pressure. Existing plans and policies support maintenance of agriculture in this area, in conformance with the Coastal Act.

II. Oxnard Area of Interest

The Santa Clara River is the approximate boundary between the Oxnard and the San Buenaventura Areas of Interest. Within the Oxnard Area of Interest the potential conflict areas include the oil waste disposal facility, the Edison Canal, and a portion of the agricultural land in the Ormond Beach area.

- A. Oil Waste Disposal Facility: Located on the northeast corner of West Fifth Street and Harbor Boulevard is a 67 acre parcel zoned "C-O-S-40Ac" (Coastal Open Space - 40 Ac. Min.) and formerly used as a dumpsite for oil field wastes. Conflicts arose between the disposal facility and the residents of the area (in the mobile home park on the southwest corner of Fifth Street and Harbor Boulevard in the jurisdiction of the City of Oxnard). The oil waste facility was compatible with related oil field development in the area (West Montalvo Oil Field) but incompatible with the recently developed residential area to the south.

The property is designated "Open Space" in the County General Plan, and the waste disposal use is allowed by Conditional Use Permit.

- B. Edison Canal: The Edison Canal traverses the coastal zone from Channel Islands Harbor northward to the Southern California Edison Generating Plant at Mandalay Beach. The canal flows through both unincorporated and City of Oxnard lands. Both recreational and residential development has been proposed along the canal. Conflicts could occur between the different land uses proposed in the Edison Canal Land Use Study and Southern California Edison Company, owner of the canal and its right-of-way.

FIGURE 26.1

SUMMARY TABLE
BUILDING INTENSITY/POPULATION DENSITY STANDARDS

COASTAL AREA PLAN
CENTRAL COAST AREA

RESIDENTIAL

<u>Designation</u>	<u>Net Acres</u>	<u>Max Bldg. Coverage (% of Lot Area)</u>	<u>Maximum Intensity (DU/Ac)*</u>	<u>Maximum DU's</u>	<u>Average Pop/DU**</u>	<u>Maximum Population</u>	<u>Average Pop. Density (Pop/Acre)</u>
Agriculture	1,486.3	5%***	0.025	37	2.76	102	.069
Open Space	266.0	5%***	0.100	26	2.76	71	.267
Recreation	28.0	5%	---	---	---	---	---
High	97.2	65%	36.00	3,505	2.76	9,672	99.51
	<u>1,877.7</u>			<u>3,568</u>		<u>9,845</u>	

COMMERCIAL/INDUSTRIAL

<u>Designation</u>	<u>Net Acres</u>	<u>Max Bldg. Coverage (% of Lot Area)</u>	<u>Projected Floor Area (x1000 SF)</u>	<u>Average Employees/ 1000 SF</u>	<u>Employees</u>	<u>Average Employees/ Acre</u>
Commercial	3.1	40%	69.5	1.0	66	21.29

*Excludes second dwelling units per Section 65852.2 of the State Government Code.

**Year 2000 Forecast for Oxnard Growth Area

***Excludes greenhouses, hothouses, and the like. For nonconforming lots, maximum building coverage shall be 2,500 square feet, plus 1 square foot for each 22.3 square feet of lot area over 5,000 square feet.

County Planning Division
June, 1989

R. 12/11/90

THE SOUTH COAST

AREA SUMMARY

The South Coast encompasses about 18,600 acres of some of the most striking and diverse coastal terrain in the County. Included along its 13.1 mile length (only 8 miles are under State or local jurisdiction) are Mugu Lagoon and surrounding coastal marshes, and approximately seven miles of the coastal Santa Monica Mountains. The sub-area's northern boundary is the Point Mugu Pacific Missile Test Center, with the Los Angeles County line as the sub-area's southern end point.

Most of the federally-owned land in the County coastal zone is located in the South Coast; however, it is excluded from Coastal Commission or County jurisdiction. The U.S. Navy Pacific Missile Test Center at Point Mugu is adjacent to Oxnard at Arnold Road. Mugu Lagoon, one of the largest and most important estuaries and tidal marshes in California, is within base boundaries.

A small community area is located immediately north of the Ventura - Los Angeles County line along a narrow coastal terrace. The area is designated "Existing Community" in the General Plan, allowing it to be developed to prevailing zoning.

A significant portion of the Santa Monica Mountains are within Ventura County's coastal zone, which extends up to five miles inland in this sub-area. While much of the area is undeveloped, there are two segments that are developed: one at Deals Flat, and another along branches of the Deals Flat access road. The latter development includes one to five acre ranchettes. Increased density

in the area is controlled by this Coastal (Area) Plan which allows one dwelling per 10+ acres (subject to Hazards Section Policy 7, i.e., slope/density formula).

The Santa Monica Mountains are becoming significant for their recreation potential. Point Mugu State Park, about 7,400 acres of which are in the coastal zone, is the South Coast's major recreation and preserve area. The park stretches from the sandy beach to the inland mountains. A portion of Leo Carrillo Beach extends into Ventura County near the Malibu Bay Club. The California Department of Parks and Recreation has acquired an additional 12.5 acres of beach between Yerba Buena Road and Whaler's Village. Both Leo Carrillo and Point Mugu are included in the potential Point Mugu State Seashore (Resources Code Section 5001.6).

Another federal facility will be located in the South Coast: the National Park Service is in the process of consolidating a Santa Monica Mountains National Recreation Area. Land acquisition is in its incipient stages; however, the coastal property between Point Mugu State Park and Leo Carrillo State Beach Park has been identified for priority acquisition. Several other South Coast properties are slated for probable fee or less than fee acquisition, or some other recreational arrangement.

Private youth camps, totaling 1,788 acres, are located near Yerba Buena Road and Little Sycamore Canyon.

Policies

1. All zoning and development shall be in conformance with the Land Use Plan maps (Figures 32.1), which have been designed to reflect these goals and policies. The Zoning Compatibility Matrix (Figure 33) indicates the zones which are consistent with the various land use categories.
2. In case of reasonable doubt as to the precise alignment of land use boundaries on the Land Use Plan Maps, the Planning Director is authorized to determine the precise boundary locations. Such determinations must comply with the goals and policies which are set forth in the written text of the Local Coastal (Area) Plan. Determinations shall be graphically portrayed on the adopted Land Use Plan Map. In granting the Planning Director such powers, it is understood that any interested party may appeal the Director's decision to the Planning Commission and subsequently to the Board of Supervisors (Ventura County Ordinance Code, Division 8, Chapter 1.1, Article 11) and, upon exhaustion of these local appeals, as follows:
 - (a) The dispute or question of determination may be appealed to the Executive Director of the Coastal Commission. The Executive Director shall expediently transmit to the interested parties his or her determination as to the precise boundary location.
 - (b) Where the Executive Director's determination is not in accordance with the local government determination, the Commission shall hold a hearing for purposes of determining the appropriate boundaries for the area. The Commission shall schedule the hearing on the determination for the next Commission meeting consistent with its Administrative Regulations Sections 13569.

ENVIRONMENTALLY SENSITIVE HABITATS

The South Coast sub-area contains numerous environmentally sensitive habitat areas (Figure 27). Therefore, a special overlay zone classification has been applied to most of the land easterly and southeasterly of the U.S. Navy Pacific Missile Test Center at Point Mugu. The only area that is not covered by the special overlay zone is the land within the Solromar "Existing Community". This special "Santa Monica Mountains" (M) overlay zone was implemented in order to recognize that Santa Monica Mountains are a coastal resource of statewide and national significance. The mountains provide habitats for several unique, rare or endangered plant and animal species. Such habitats may be easily damaged by human activities. Therefore, development in the overlay zone area requires case-by-case consideration, and, where applicable, shall be consistent with Sections 30230 and 30231 of the Coastal Act.

A. Coastal Dunes

La Jolla Beach, 40 acres of sandy beach and dunes with a prominent climbing, wind-formed dune, is part of Point Mugu State Park. While public ownership provides some protection of this dune area, its access and use should be reviewed by the State. The "Resource Management Plan for Point Mugu State Park" points out that the hillside dune needs protection from off-road vehicle use, and suggests that the area be included in the La Jolla Valley Nature Preserve. While the County does not have jurisdiction over these dunes, it is nevertheless concerned with their preservation (Figure 27).

The quality of dune habitats may be preserved by measures such as restricted vehicular access, clearly defined pathways, revegetation with native plants, interpretive centers and public education.

Objective

To encourage the State to adequately control access to the sand dunes and protect them against degradation.

Policies

1. The County encourages State Parks to control those activities that lead to dune degradation, including use of off-road vehicles, or dumping.

B. Tidepools

Tidepools are located near Point Mugu Rock, and between Big Sycamore Canyon and Deer Creek Canyon. Although not actually within the County's jurisdiction, it is significant to note that the offshore area between Laguna Point and Point Dume in Los Angeles County has been designated an "Area of Special Biological Significance" by the Regional Water Quality Control Board (see Public Works section), and that nearshore, intertidal and terrestrial coastal areas are ecologically closely interrelated.

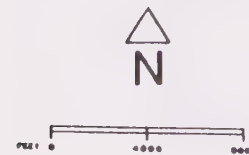
FIGURE 27



ENVIRONMENTALLY SENSITIVE HABITAT ON THE SOUTH COAST

COASTAL PLAN

county of ventura
resource management agency
planning division



Objective

To support the State in the protection of the tidepools.

Policies

1. The State should include interpretive programs regarding coastal ecology in any future development of recreational facilities.
2. Wastewater effluent and solid waste at public sites along the South Coast are to be properly disposed of.
3. Ventura County Environmental Health Department and the Ventura Regional County Sanitation District coordinate with the State to find acceptable alternatives for wastewater effluent disposal on the South Coast.
4. Shoreline protection structures such as revetments, seawalls, groins, or breakwaters are allowed when they are necessary to protect existing developments, coastal dependent land uses and public beaches. Any structures built under these conditions that affect tidepools will incorporate mitigation measures that reduce intertidal or nearshore habitat loss as feasible.
5. An applicant for any new coastal project, including shoreline protective devices, will demonstrate that their proposal will not cause long-term adverse impact on the beach or intertidal areas. Impacts include, but are not limited to, destruction of the rocky substrate, smothering of organisms, contamination from improperly treated wastewater and findings to be made will include, but not be limited to, proper wastewater disposal.
6. The Statewide "Guidelines for Wetlands and Other Environmentally Sensitive Wet Habitats" will be used in analyzing any projects with the potential to impact tidepools.

C. Creek Corridors

Major creek corridors on the South Coast include Calleguas Creek, La Jolla Canyon, Big Sycamore Canyon, Serrano Canyon, Deer Creek Canyon and Little Sycamore Canyon (Figure 27).

Calleguas Creek watershed includes over 343 square miles of land and empties into the ocean via Mugu Lagoon south of Point Mugu Naval Air Station, north of the Santa Monica Mountains. The flood plain and agricultural lands along the creek are subject to extreme flooding during heavy rains.

The riparian corridors in the Santa Monica Mountains (Big Sycamore, Serrano, Deer Creek, and Little Sycamore) are important watershed areas. Maintenance of their compliment of native vegetation will help diffuse floods and runoff, minimize soil erosion, and diminish sedimentation.

Objective

To maintain creek corridors in as natural a state as possible while still accommodating needs for public health and safety.

Policies

1. Stream or creek corridors are considered to be watercourses, either perennial or intermittent, as shown on USGS quadrangle maps, as measured between the high water mark, or the break in each bank.
2. All projects on land either in a stream or creek corridor or within 100 feet of such corridor, shall be sited and designed to prevent impacts which would significantly degrade riparian habitats, and shall be compatible with the continuance of such habitats.
3. Substantial alterations (channelizations, dams, etc.) to river, stream, or creek corridors are limited to:
 - a. Necessary water supply projects;
 - b. Flood control projects where no other method for protecting existing structures in the flood plain is feasible, and where such protection is necessary for public safety or to protect existing development; or
 - c. Developments where the primary function is the improvement of fish and wildlife habitat.
4. Projects allowed per the above policies will incorporate the best mitigation measures feasible.
5. The Coastal Commission's adopted "Statewide Interpretive Guidelines for Wetlands and Other Environmentally Sensitive Habitats" will be used when evaluating new projects in creek corridors.
6. The County supports the policies found in the Santa Monica Mountains Comprehensive Plan and has adopted a resolution agreeing to incorporate that Plan when analyzing any development request in the Mountains. In addition, the County will routinely submit development proposals to the Santa Monica Mountains National Recreation Area for review.

D. Santa Monica Mountains

The Santa Monica Mountains contain some of the most significant inland habitats in the County's coastal zone. Many creeks and streams with their riparian corridors, coastal dunes, and rare native bunchgrass and giant coreopsis can be found in the mountains. In addition, grasslands, chaparral, and oak woodlands are found.

Some of these sensitive habitats are mapped, but others occur in several small areas throughout the mountains, making them impractical to accurately map.

Objective

To preserve and protect the upland habitats of the Santa Monica Mountains.

Policies

1. New development, including all private and public recreational uses, shall preserve all unique native vegetation, such as giant coreopsis and Dudley's Cymosa Var. Marascens.
2. The County shall update its inventory of upland habitats, wildlife travel networks, nesting sites, and appropriate buffer areas as part of the Implementation Phase of the Local Coastal Program. This update may use existing information and shall involve consultation with appropriate environmentalists, scientists and government agencies dealing with the Santa Monica Mountains as a whole. A map focusing on sensitive environmental habitats and their buffers shall be prepared and included in the LCP and shall be continually updated as additional information becomes available. Environmentally sensitive habitats shall conform to the definition in the Act, PRC Section 30107.5.
3. All new upland development shall be sited and designed to avoid adverse impacts on sensitive environmental habitats.
 - o In cases where sensitive environmental habitats are located on a project site where the impacts of development are mitigated consistent with the Plan, the County shall assure that all habitat areas are permanently maintained in open space through an easement or other appropriate means.
 - o When such impacts of development would be unavoidable, the County shall ascertain within the specific project review period whether any public agency or non-profit organization, including the National Park Service, Coastal Conservancy, the Santa Monica Mountains Conservancy, State Department of Parks and Recreation, County Recreation Services, and Trust for Public Lands, is planning or contemplating acquisition of any portion of the subject property to preserve it in open space. The permit may not be approved if such agency or organization has been specifically authorized to acquire any portion of the property which would be affected by the proposed development, and funds for the acquisition are available or could reasonably be expected to be available within one year of the date of application for the permit. If the permit has been denied for such reasons and the property has not been acquired by such agency or organization within a reasonable time, a permit may not be denied again on the same ground.

4. Where possible for subdivision and undeveloped contiguous lots, construction and/or improvements of driveways/accessways which would increase access to the subject area or adjacent areas shall be permitted only when it has been determined that environmental resources in the area will not be adversely impacted by the increased access. Grading cuts shall be minimized by combining the accessways of adjacent property owners to a single road where possible. The intent is to reduce the number of direct ingress-egress points off public routes and to reduce grading. At stream crossings, driveway access for nearby residences shall be combined. Hillside roads and driveways shall be as narrow as feasible and follow natural contours.
5. Development dependent upon a water well shall be approved only if such well would not either individually or cumulatively cause adverse impacts on affected riparian areas or other coastal resources. This policy shall be implemented as data becomes available through the County CEQA process and other review procedures.
6. All proposals for land divisions in the Santa Monica Mountains shall be evaluated to assure that any future development will be consistent with the development policies contained in this Plan. Where potential development can not occur consistent with the development policies contained in this plan, the request for division shall be denied. Environmental assessments shall accompany tentative map applications and shall evaluate the ecological resources within and adjacent to the site and the consistency of the proposed division and development with the standards of the Local Coastal Program.
 - o All applications shall identify future building envelopes and shall be identified on the final map. Building Envelope is defined as:

The one area of a proposed parcel which shall contain all structures, including but not limited to: the primary residential structure, other accessory residential structures, barns, garages, swimming pools, and storage sheds. Specifically excluded are fences and walls which may be placed along property lines.
 - o All identified environmentally sensitive habitat areas and/or slopes over 30% shall be permanently maintained in their natural state through an easement or other appropriate means and shall be recorded on the final tract or parcel map or on a grant deed as a deed restriction submitted with the final map. Development shall not be permitted in areas over 30% slope.
 - o All offers-to-dedicate trail easements consistent with recreation policy #8 below, shall be recorded on the final map. Trail easements established by deed restriction shall be recorded on the deed no later than final map recordation.

Scenic and Visual Qualities:

7. New development shall be sited and designed to protect public views to and from the shoreline and public recreational areas. Where feasible, development on sloped terrain shall be set below road grade.

8. Development shall not be sited on ridgelines or hilltops when alternative sites on the parcel are available and shall not be sited on the crest of major ridgelines.
9. Except within the Solromar "Existing Community", all development proposals located within 1,000 feet of publicly owned park lands shall be sited and designed to mitigate potential adverse visual impacts upon park lands. Appropriate mitigation measures include additional landscaping, use of natural materials, low building profile, earth tone colors, and the like. Development shall not be sited within 500 feet of a park boundary unless no alternative siting on the property is possible consistent with the policies of this Coastal (Area) Plan.

E. Mugu Lagoon and San Nicholas Island

Although completely on Federal land and thus not in the coastal zone, Mugu Lagoon deserves discussion in this Plan because of its important habitat values and its relationship biologically to intertidal and offshore waters, both State and Federal, and its related importance for commercial and sport fisheries.

Mugu Lagoon is the last Southern California estuary to remain in its approximate natural site. Numerous scological research programs indicate its importance. A number of species found in the Lagoon have been exterminated in other estuaries. The Lagoon serves as a nursery for offshore species. A variety of marine mammals feed and rest in the Lagoon.

Much of the credit for preservation of the Lagoon goes to the U.S. Navy. Protection of fish and wildlife is assured through, among other sources, the 1967 Fish and Wildlife Plan for Point Mugu and San Nicholas Island, jointly subscribed by the State and Federal governments. Although the Lagoon is within the Pacific Missile Test Center (PMTTC) and therefore on federal land, it is impacted by activities in the unincorporated, non-federal surrounding lands, particularly those along Calleguas Creek and Revlon Slough. A small portion of this tributary area is in the Coastal Zone where development activities will be reviewed for consistency with the policies of this Coastal (Area) Plan.

However, many upstream activites affecting Mugu Lagoon may involve Federal participation or Federal assistance, and these will be subject to Coastal Commission review for consistency with the California Coastal Management Program.

The Calleguas Creek watershed includes over 343 square miles, including the major urbanized areas of Simi Valley, Thousand Oaks, Moorpark and Camarillo, and as well, major agricultural lands in the Oxnard Plain. A portion (approximately 400-500 feet) within the Coastal zone of Calleguas Creek drains into the Lagoon. Rapid urbanization and increased agricultural irrigation has resulted in increased runoff and sedimentation in the Lagoon.

According to the State Department of Fish and Game and the U.S. Fish and Wildlife Service (June 1976), sedimentation from Calleguas Creek may elevate the Mugu Lagoon wetland above the tidal prism (ocean tide flooding) and thereby change the water quality and environmental characteristics of the wetland. Urbanization in the upstream watershed increase runoff, both in total volume and in the magnitude of the peak flow. Further, conversion of native watershed to urban and agricultural land increases summer flows (low flows) to the proximity of Mugu Lagoon. Increased flows lead to potentially lowered salinity in the Lagoon, increased pollution and increased erosion in unprotected areas along the unimproved channel reaches which ultimately may deliver more sediments to the Lagoon. The result is damage to both flora and fauna in the Lagoon (California Department of Fish and Game, 1976).

An important concern regarding any alterations of Calleguas Creek is the impact on endangered species in the Lagoon area. According to the U.S. Fish and Wildlife Service (USFWS), the endangered light-footed clapper rail, Belding's savannah sparrow and California least tern utilize the Lagoon.

Some flood control improvements (such as those that decrease sedimentation) along Calleguas Creek may be necessary for the maintenance or enhancement of the wetland. According to the Ventura County Flood Control District (Ventura County Coastal Planning Study, Flood Control Planning, Surface and Groundwater Hydrology, 1972), without improvements to reduce sedimentation and to maintain an optimum exchange of tidal and fresh waters, the Mugu wetland may ultimately cease to exist or become severely degraded as a wetland area.

Objective

To maintain Mugu Lagoon, including the main estuary and the entire wetland system within the Pacific Missile Test Center, in as natural a state as possible, to the extent consistent with national security needs.

Policies

1. Upstream development and activities subject to Federal consistency review, including solid waste disposal, soil management practices, flood control, water reclamation, sewage treatment, use of pesticides and fertilizers, etc. should not impair the biological productivity of Mugu Lagoon nor its value for scientific and educational purposes, nor the offshore fisheries with which it is linked.
2. Flood control projects should avoid intrusion into Mugu Lagoon, be sited and designed to prevent degradation of the wetland, and incorporate feasible mitigation measures. Channelization, dams, and other river or stream alterations should be limited to necessary water supply projects, flood control projects necessary for public safety, and projects necessary to protect and enhance wetlands habitats and to reduce sedimentation in Mugu Lagoon.
3. Projects which adversely impact habitat should include mitigation measures such as timing of the project to avoid disruption of breeding and/or nesting of birds and fishes, minimal removal of native vegetation, reclamation or enhancement programs.

4. Dredging, diking or filling of Mugu Lagoon should be limited to restoration and nature study purposes or projects required for national security. Any fill or degradation of wetlands should be accompanied, where feasible, by creation or enhancement of equivalent wetlands area.
5. The County supports the work already done, and any future plans the Navy may propose to maintain and enhance the productivity of the Mugu Lagoon consistent with the LCP.
6. The County supports continued and future reliance on joint Federal-State plans such as the 1967 Fish and Wildlife Management Plan for Point Mugu and San Nicholas Island. Marine mammal populations should be protected or, in the case of sea otters, re-established where feasible consistent with national security needs.

ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES

A. Archaeology

The entire Ventura County coast is archaeologically and culturally significant to a variety of groups. Earlier, it was the site of one of the densest Native American populations in North America. On the South Coast, particularly in the Santa Monica Mountains, archeological sites are abundant.

Recent research indicates that knowledge of the distribution and location of earlier human habitation sites will add yet another dimension to our understanding of climatic and environmental cycles (Euler et al. 1979).

The County's Public Works Agency review all major development applications for archaeological resources. Specific sites, however, are not named to avert disturbance or destruction.

Objective

To recognize archaeological sites in the County's coastal zone as significant to an understanding of human and environmental history, and to protect South Coast archaeological sites from destruction to the maximum extent feasible.

Policies

1. Based upon the location of a proposed project, Public Works may require the following work as a permit condition:
 - a. High sensitivity area: Field survey and test pits required.
 - b. Medium to high sensitivity area: Field survey required.
 - c. Moderate to negligible: No field work necessary.

For projects in an area (a) or (b), the applicant will have a qualified archaeologist assess the development impacts and cultural significance of the site. As may be appropriate, the Northridge Archaeological Research Center at Cal State Northridge should be contacted for a Native American approved Monitor to observe and aid the work during excavation of auger holes, test pits, trenches or exposures (Appendix 4).

2. Human burials should not be removed from the ground without specific authorization, and under the direction of Native American Monitors or Native American approved archaeologists.
3. Where significant archaeological resources have been identified on a site, a qualified archaeologist will be present, at the applicant's expense, during all excavating, grading and other earth-moving activities.
4. Location of all coastal zone archaeological sites will be kept confidential to avert disturbance or destruction.
5. Archaeological, historical, and ethnobotanical interpretation of native peoples in Ventura County should be incorporated into existing and future interpretive programs at public recreation areas.
6. Credentials of the qualified archaeologist who performs the applicant's study will be presented with the rest of the information required.
7. Where new development would adversely impact archaeological resources, reasonable mitigation measures will be required. Such measures may involve covering the site, moving the structure(s) to another site on the parcel, or not constructing on the site, depending on the severity of the impacts and the significance of the resources.
8. If previously unknown resources are discovered after construction starts, all work shall cease and the Public Works Agency shall be notified. After review of the site by the Agency, or other qualified personnel, additional reasonable mitigation measures may be required.

B. Paleontology

The geological and biological history of the Ventura County coast is significant. The coastal zone contains areas of marine fossils that are among the best in Southern California (B. Welton, pers. comm.). Records in the Los Angeles County Museum of Natural History show extensive fossil sites in Ventura County. The coastal zone has yielded many "type" specimens, which are used as the example specimens against which all other finds of the same animal are compared. Groups of fossils are currently being used by geologists to unravel patterns of seismic movement in the area (J. Valentine, pers. comm.).

Unlike archaeological sites, paleontological sites are not necessarily destroyed by grading and construction. In fact, grading will often expose additional rock layers and increase the potential for new finds.

Objective

To recognize the current and potential significance of coastal fossils to geological and biological knowledge of the County, as well as popular interest in fossils, and to preserve significant paleontological sites to the fullest extent possible and steps taken to preserve the information a site may yield.

Policies

1. Based upon the location of a proposed project on the Paleontological Sensitivity Map, prepared by the Los Angeles County Museum of Natural History, paleontological resources will be a consideration in the environmental review process.
2. Significant fossil discoveries on a site will be reported to the Los Angeles County Museum of Natural History or to appropriate scientists to ensure preservation of the information they may yield.
3. Consider adopting guidelines similar to those developed by the Los Angeles County Museum of Natural History for the City of Los Angeles as paleontology becomes part of the environmental review process (Appendix 5).
4. Fossil discoveries should also be reported to the County Cultural Heritage Board to ensure maintenance of the information in Ventura County.
5. Where new development would adversely impact paleontological resources, reasonable mitigation measures will be required. Such measures may involve covering the site, moving the structure(s) to another site on the parcel, or not constructing on the site, depending on the severity of the impacts and the significance of the resources.
6. If previously unknown resources are discovered after construction starts, all work shall cease and the Public Works Agency shall be notified. After review of the site by the Agency, or other qualified personnel, additional reasonable mitigation measures may be required.

RECREATION AND ACCESS

A. Recreation

Recreation on the South Coast is available in several areas, many of which have state, as well as national, significance (Figure 28).

Point Mugu State Park, encompassing over 15,200 acres with 19,224 feet of beach front, offers camping, backpacking, day hiking, picnicking, nature study and beach use. Current overnight campsites total 164, parking spaces 285, and there are 40 picnic tables. The Point Mugu State Park General Development Plan (CPR 1977) proposes expanding facilities to 416 campsites, 695 parking spaces, 3 bus spaces, 3 interpretive facilities, 125 picnic tables and equestrian facilities.

A portion of another State facility, Leo Carrillo Beach, is partially within Ventura County and partially within Los Angeles County. Two 1980 additions to the State facility, a 26 acre extension of Leo Carrillo and approximately 6 acres of Yerba Buena Beach, are undeveloped. Intense use of the area has led to sanitation and enforcement problems. A potential State Parks acquisition east of Highway 1 would include upstream portions of Little Sycamore Creek, identified as a riparian corridor in this Plan. The State proposes to develop the site for a 40 space parking lot, comfort stations and trails, all projects that could adversely affect stream processes.



FIGURE 28
120

RECREATIONAL AREAS ON THE SOUTH COAST

COASTAL PLAN

county of ventura
resource management agency
planning division



Potential for additional State recreation facilities exists in the 14,000 linear feet of privately-owned beach frontage south of Point Mugu State Park near Deer Creek. The beach is popular and users may be part of the "turnaway" crowd from the State Park. Unsupervised parking and overnight camping may pose health and sanitation problems. No restrooms or sanitation facilities are currently provided.

Recreation in the Santa Monica Mountains has taken on national significance with the formation of the Santa Monica Mountains National Recreation Area. The rugged, unstable terrain of this geologically young range includes diverse habitats and a number of ecosystems in coastal zone boundaries. Chaparral and coastal sage dominate the landscape. Riparian and oak woodlands, with a wide range of native wildlife, are also present. Much of the watershed is still natural.

The mountains are geologically and biologically closely related to the northern Channel Islands. While certain hazards, such as steep slopes, limited water, and fire danger preclude many kinds of access and recreation, the National Recreation Area will afford a variety of outdoor activities. Beach use and use of inland areas are closely related. The National Recreation Area is now in the early states of land acquisition.

Objective

In recognition of the scenic beauty, relatively undisturbed natural resources, popularity of recreation, as well as its greater out-of-area significance, to encourage the State and Federal governments in broadening recreational opportunities on the South Coast consistent with public health and safety, and the protection of private property rights.

Policies

Point Mugu State Park

1. The California Department of Parks and Recreation should continue with protection of the unique and sensitive natural resources in Point Mugu State Park as a major goal of management.
2. The California Department of Parks and Recreation should work closely with the County and the National Park Service as the Santa Monica Mountains National Recreation Area develops to be sure that, within environmental constraints, are consistent with long-range County goals, maximum public recreation and access are achieved and upland supporting areas are protected.

Leo Carrillo State Beach

3. As State Parks evolves its plans for these beach segments, care should be taken to conform to the California Coastal Act. Creek corridors, such as Little Sycamore Creek, should remain as natural as possible to maintain watershed, habitat, and upland recreation area.

Deer Creek Beach Frontage

4. The County supports acquisition of the beach by the California Department of Parks and Recreation or the Santa Monica Mountains National Recreation Area.

Santa Monica Mountains National Recreation Area

5. To work closely with the National Park Service in the development of the National Recreation Area Management Plan to determine appropriate recreational uses for the Santa Monica Mountains.
6. The County supports the "Major Feeder Trail" connecting the Backbone Trail to the Pacific Coast between Yerba Buena and Deer Creek Roads as shown in the Santa Monica Mountains Comprehensive Plan.
7. The County shall incorporate the policies and accompanying maps, including the Trail Systems map found in the Santa Monica Mountains Comprehensive Plan (1979) as part of the Coastal (Area) Plan.
8. Development shall neither preclude continued use of, or preempt the option of establishing inland recreational trails along identified routes, as indicated in the Santa Monica Mountains Comprehensive Plan (1979), and the Coastal Slope Trail as proposed in the U.S. Department of the Interiors Santa Monica Mountains Draft Environmental Impact Statement and General Management Plan (September 1980), or along routes established by custom to destinations of public recreation significance. An offer-of-dedication or a deed restriction of a trail right-of-way shall be required as a condition of approval on property crossed by such trail routes.
9. All new trail corridors shall be a minimum of twenty-five (25) feet in width with a larger corridor width for major feeder trails. The routing of trails shall be flexible in order to maintain an adequate buffer from adjacent development. Where feasible, development shall be sited sufficiently distanced from the trail so as not to interfere with the trail route.
10. Among other methods of acquiring trail easements as established by the Santa Monica Mountains Comprehensive Plan (1979) and other future proposals, the following shall be considered:
 - a. Integrate trail easements with future capital improvement projects.
 - b. Provide incentives through contracts for lower taxes in exchange for allowing public trail rights or credits for required Quimby Act parkland dedication.
 - c. Allow for donations through gifts and acquisition of tax delinquent properties.
 - d. Acquire the trail routes through fee or less than fee acquisition.

11. To implement present and future trail routes, the County shall continue to coordinate with the State Department of Parks and Recreation, the Department of Interior National Recreation Area Staff, Los Angeles County, and trail activists from Los Angeles and Ventura County.
12. Before a permit for development of any shoreline or inland parcel is approved, its suitability for public recreational use shall be evaluated within the specified project review period by the County in consultation with the State Department of Parks and Recreation and the National Park Service. If the County determines that the property may be suitable for such use, the County shall ascertain whether any public agency or non-profit organization, including the National Park Service, Santa Monica Mountains Conservancy, Coastal Conservancy, State Department of Parks and Recreation, County Recreation Services, and Trust for Public Lands, is planning or contemplating acquisition of any part of the subject property, specifically authorized to acquire any portion of the property which would be affected by the proposed development, and funds for the acquisition are available or could reasonably be expected to be available within one year from the date of application for permit. If a permit has been denied for such reasons and the property has not been acquired by such agency or organization within a reasonable time, a permit may not be denied again on the same ground.

B. Access

Most of the coastal recreation areas along this sub-area are accessible from California Highway 1. Some of the inland areas can be reached via mountain roads. Figure 29 is an inventory of access on the South Coast.

Constraints to public access are diverse. While Point Mugu State Park is easily reached from Highway 1, much of it is accessible only by moderate to strenuous hiking. Because of the park's high biological and scenic values, it may not be appropriate to augment access more than already planned by the California Department of Parks and Recreation.

The Deer Creek beach frontage, privately owned, is highly accessible, as evidenced by its popularity. However, illegal camping may sometimes inhibit potential users and somewhat block their access to the area.

The popularity of Leo Carrillo Beach and the new State Park acquisitions, along with the overall popularity of Highway 1, has led to problems that include extensive illegal parking and camping, as well as enforcement and sanitation problems. Private parcels interspersed with current and potential state acquisitions block public access along the beach. Bluff erosion poses safety hazards to current and potential vertical accessways.

The only area of the South Coast with significant development is the Solromar "Existing Community." The area has about 2,800 linear feet of shoreline, but it is not continuous frontage. The State has purchased two beach areas adjacent to, and within, the "Existing Community" area. These are the Leo Carrillo State Beach extension and the Yerba Buena Beach. Vertical access is not a major problem in this area, or anywhere along the South Coast, but lateral access should be sought between Leo Carrillo and Yerba Buena State Beaches.

Objectives

To maximize public access to the South Coast sub-area consistent with private property rights, natural resources and processes, and the Coastal Act; to maintain existing access, and seek new access as funds become available.

Policies

Vertical Access

1. For all new development between the first public road and the ocean, granting of an easement to allow vertical access to the mean high tide line shall be mandatory unless:
 - a. Adequate public access is already available within a reasonable distance of the site measured along the shoreline, or
 - b. Access at the site would result in unmitigable adverse impacts on areas designated as "sensitive habitats" or tidepools by the plan, or
 - c. Findings are made, consistent with Section 30212 of the Act, that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected, or
 - d. The parcel is too narrow to allow for an adequate vertical access corridor without adversely affecting the privacy of the property owner, or

FIGURE 29

SOUTH COAST ACCESS INVENTORY

NO.*	NAME AND LOCATION	ACCESS TYPE	SIZE	FRONTAGE	OPEN	SIGNED	OWNED BY	MANAGED BY	REMARKS
1.	Vista Point - Mugu Rock West of Hwy 1, 9 miles South of Oxnard	View	--	--	Yes	Yes	CALTRANS	CALTRANS	
2.	Point Mug State Park East and West of Hwy. 1, 10 miles south of Oxnard	Park	15,200 ac.	3.6 miles	Yes	Yes	State Parks	State Parks	
3.	Bass Rock Point Lookout West of Hwy. 1, 11 miles south of Oxnard	View	--	--	Yes	Yes	CALTRANS	CALTRANS	
4.	Vista Point West of Hwy. 1, 12 miles south of Oxnard	View	--	--	Yes	Yes	CALTRANS	CALTRANS	
5.	Leo Carillo State Beach	Park	32 ac.	1.1 miles	Yes	Yes	State Parks	State Parks	Ventura County portions of park are undeveloped at this time.

* Keyed to the Local Coastal (Area) Plan Land Use Map for the South Coast, Figures 32.1 (separate map).

Lateral Access

2. For all new development between the first public road and the ocean, granting of lateral easements to allow for public access along the shoreline shall be mandatory unless subsection (a) below is found. In coastal areas, where the bluffs are less than five feet in height, all beach seaward of the base of the bluff shall be dedicated. In coastal areas where the bluffs are less than five feet, the area to be dedicated shall be determined by the County. At a minimum, the dedicated easement shall be adequate to allow for lateral access during periods of high tide. In no case shall the dedicated easement be required to be closer than 10 feet to a residential structure. In addition, all fences, no trespassing signs, and other obstructions that may limit public lateral access shall be removed as a condition of development approval.
 - a. Findings are made, consistent with Section 30212 of the Act, that access is consistent with public safety, military security needs, or that agriculture would be adversely affected.

Sensitive Habitats

3. The applicant of a proposed recreational facility in, or adjacent to, areas designated "sensitive habitats" shall develop a management program to control the kinds, intensities, and locations of uses to preserve the habitat resources to the maximum extent feasible. This program shall be part of development approval.

General

4. In accordance with Section 30214(a), the time, place, and manner of access will depend on individual facts and circumstances; including topographic and site characteristics, the capacity of the site to sustain use at the intensity proposed, the proximity to adjacent residential uses, the privacy of adjacent owners, and the feasibility to provide for litter collection.
5. In accordance with Section 30214(b), the requirement of access shall be reasonable and equitable, balancing the rights of the individual property owner and the public.

Leo Carrillo State Beach

6. To augment public access and recreation, and to improve the scenic value of the coastline, alternative arrangements for the now-illegal camping should be provided. Several alternatives should be explored, including new parking seaward from Highway 1, other parking, the extension of bus service to the area from Ventura, or the camping improvements suggested in the Santa Monica Mountains State Parks' Development Plan (CPR 1977).
7. Any future vertical accessways must be designed to minimize bluff erosion.
8. Lateral accessways linking the Leo Carrillo Extension and the Yerba Buena Beach should be provided by the State.
9. The California Department of Parks and Recreation should acquire private parcels along the beaches where feasible, as well as provide for maximum public access.

Santa Monica Mountains National Recreation Area

10. South Coast Area Transit, in conjunction with the National Park Service, should fully explore through long-range planning the possibilities of extending service to the area, including (but not limited to) Federal funds for extended service, particularly from lower income areas, park-and-ride from central points in Ventura County using smaller, more cost-effective buses, service agreements with the Los Angeles County Rapid Transit District, and charter buses.
11. The National Park Service and State Parks should work together to determine the extent of impacts from additional visitation generated by new national parks in the County, particularly impacts on existing park facilities.
12. The County supports the work of the Santa Monica Mountains Recreational Transit Program to provide public transportation to the Santa Monica Mountains National Recreation Area.
13. The acquisition of the beach area around Deer Creek is encouraged by either the California Department of Parks and Recreation or the National Park Service.

AGRICULTURE

Agriculture on the South Coast extends from the farm lands east of Point Mugu Naval Station near Calleguas Creek, to the northernmost foothills of the Santa Monica Mountains. Limited agricultural activities occur in the mountains on flatter terrain (Figure 30).

A portion of the Broome Ranch (approximately 690 acres) falls within the coastal zone. All of the ranch's acreage is in three agricultural preserves. A portion is also in the Calleguas Creek flood plain. The agricultural lands are zoned "C-A" (Coastal Agricultural, 40 acre minimum lot size) and designated "Open Space" (10 acre minimum lot size) by the County's General Plan.

Minimum lot size in both this Coastal Plan and the County's General Plan for the "Agriculture" land use designation is 40 acres per single family dwelling. This 40 acre minimum is sufficient to maintain economic viability for various agricultural uses (irrigated cropping). Non-irrigated activities may require a larger acreage. Studies as to what constitutes a viable farm unit have been done by Ventura County Agricultural Committee (Appendix 6), Ventura County Assessor's Office and Ventura County Farm Bureau.

Objective

To preserve agricultural lands on the South Coast to the maximum extent feasible.

FIGURE 30



AGRICULTURAL PRESERVES AND PRIME SOILS ON THE SOUTH COAST

COASTAL PLAN

county of ventura
resource management agency
planning division

Policies

1. Soils will be conserved and erosion minimized by the use of best grading management practices as set forth by the Soil Conservation Service.
2. Land divisions in, or adjacent to agricultural areas, will not be allowed to affect agricultural productivity.
3. LAFCO should exclude agricultural lands from any new or expanded service districts that could impact agricultural viability.
4. New service extensions beyond the stable urban boundary will be designed to mitigate any effects on agricultural viability.
5. As aquaculture develops it will be considered as a potential agricultural use in appropriate areas.

HAZARDS

The severe and rugged terrain of the Santa Monica Mountains present considerable hazards and constraints to new development. A 50-year and 100-year flood hazard area is located along the Calleguas Creek flood plain. Severe slopes not only have the potential for instability and erosion, but may also serve as constraints to the proper functioning of water and septic systems. An additional concern in this area is access, especially emergency access in case of fire or other disasters.

The most important earthquake faults in the Santa Monica Mountains portion of the coastal zone are the Bailey Fault near Calleguas Creek, and the Sycamore Canyon, Boney Mountain and Malibu Coastal Faults in the mountainous areas (Figure 31). Historic records indicate that only six earthquakes larger than 4.0 magnitude on the Richter Scale have originated within 15 miles of the South Coast area since 1934. All were less than 5.3 magnitude and four of the epicenters were located off the coast.

The Bailey Fault marks the boundary between the western Santa Monica Mountains and the Oxnard Plain. It extends from Mugu Lagoon northerly to an intersection with the Camarillo Fault near Calleguas Creek and U.S. Highway 101. The existence of the fault is verified by water well data. The fault is designated as potentially active until more information becomes available for evaluation.

The Sycamore Canyon and Boney Mountain faults are the most prominent of the series of north-east trending breaks extending from Point Mugu to Thousand Oaks. These faults are designated as potentially active until more information is available.

The Malibu Coastal Fault, the Santa Monica and Raymond Hill Faults are thought to be a series of major north-dipping thrust faults that extend along the coast, onshore and offshore for many miles. Faults within this system are considered active. As much as 50 miles of left slip has occurred since Eocene times, about 50 million years ago (Norris and Webb 1976). The 1973 Point Mugu earthquake is believed to have originated on the Malibu Coastal Fault.

The South Coast immediately along the coast shows high potential for liquefaction in the areas of Calleguas Creek and Mugu Lagoon.

Landslides and Slope Stability: In general, the Santa Monica Mountains contain highly expansive soils. The soils, together with the steep topography, tend to increase the frequency of slope failure and erosion. According to the Ventura County Public Works Agency, grading, increased irrigation or septic runoff, and seismic activity may also trigger slope movement or erosion.

Flood Hazards: Calleguas Creek is a major flood corridor in the South Coast. It flows along the northern slopes of the Santa Monica Mountains to the Mugu Lagoon. Severe flooding has occurred along the coastal zone portion of this corridor, resulting in damage to adjacent agricultural crops, transportation facilities and the military base. The lower reaches of the creek are currently unimproved. The Ventura County Flood Control District (VCFCD) is evaluating flood control solutions to this problem (see full discussion in LCP Environmentally Sensitive Habitat Paper).

There are also a number of creek corridors within the Santa Monica Mountains (e.g., Big Sycamore, Little Sycamore, Deer Creek, etc.) that could pose extreme flood and erosion hazards to new development.

Fire: Fire is significant natural hazard in the Santa Monica Mountains. The Ventura County Hazards Appendix classifies the entire Santa Monica Mountains area as "extreme" for fire hazard. While many of the slopes contain safe coastal vegetation, the fire-adapted chaparral of drier slopes along with steepness, moisture and rainfall conditions, and severe emergency access constraints can combine to create a dangerous situation. Periodic burns are considered a natural event in chaparral communities, and fires should be anticipated as a regular occurrence. Secondary impacts of fires in this area include mudflows, landslides, and erosion due to loss of ground cover.

The Santa Monica Mountains are currently designated "Open Space" (one dwelling unit per 10 acres minimum) and "Recreation" (state park lands). In some areas of the Santa Monica Mountains, however, 40-100 acre minimum lot sizes are justified based on water availability, access, slope, geologic and fire hazards. For these reasons, it is necessary to maintain the Santa Monica Mountains as "Open Space," and also to investigate the application of 40-100 acre subzones where access to County-maintained roads is inadequate, and where severe slopes increase the potential for geological instability.

The General Plan's Hazards Appendix provides extensive information on various hazards, including fault zones, fire hazard areas, landslides, and flood plains. It is one of the principal documents consulted by Planning and the Public Works Agency when formulating an initial study on a proposed project to determine the need for an EIR. Should an EIR be required, the General Plan Goals, Policies and Programs (Chapter 2) and Hazards Appendix are used in evaluating the various impacts of the projects.

FIGURE 31
131



 SLOPE $\geq 25\%$
 KNOWN FAULTS

HAZARDS ON THE SOUTH COAST

COASTAL PLAN
county of ventura
resource management agency
planning division



Objective

To protect public safety and property from natural and human-induced hazards as provided for in County ordinances.

Policies

1. The County's existing General Plan Goals, Policies and Programs (Chapter 2) and Hazards Appendix provides direction for geologic, seismic, flood and fire hazard avoidance.
2. New development shall be sited and designed to minimize risks to life and property in areas of high geologic, flood, and fire hazards.
3. All new development will be evaluated for its impacts to, and from, geologic hazards (including seismic safety, landslides, expansive soils, subsidence, etc.), flood hazards, and fire hazards. Feasible mitigation measures shall be required where necessary.
4. The County may require the preparation of a geologic report at the applicant's expense. Such report shall include feasible mitigation measures which will be used in the proposed development.
5. Structures for human habitation (regularly, habitually, or primarily occupied by humans) shall be set back a minimum of 50 feet from an active fault. This setback may be increased when geologic conditions warrant.
6. New development shall be sited and designed so as not to cause or contribute to flood hazards, or lead to the expenditure of public funds for flood control works.
7. The South Coast portion of the Santa Monica Mountains requires special attention and the following formula and minimum lot sizes will be utilized as new land divisions are proposed in the "Open Space" or "Agricultural" designations:

- a. The following slope/density formula will be used to compute the average slope of property proposed to be subdivided:

$$S = \frac{(100)(I)(L)}{A}$$

Where: S = average slope (%)
I = contour interval (ft.)
L = total length of all contour lines (ft.)
A = total area of the lot (sq. ft.)

- b. Once the average slope has been computed, the following table will be used to determine a minimum lot size for newly proposed lots:

0% - 15%	=	10 acres
15.1% - 20%	=	20 acres
20.1% - 25%	=	30 acres
25.1% - 35%	=	40 acres
35.1% and above	=	100 acres

8. A landscaping plan for fire and erosion control will be submitted for any new development located in extreme fire hazard areas as shown in the County's Hazard Appendix Fire Hazard Map. As many native plants as feasible should be used, and information on kinds and sources of these plants are available through the County.
9. The majority of the Santa Monica Mountains are designated "Open Space" or "Recreation" in this Coastal (Area) Plan. This is consistent with the County General Plan, the Santa Monica Mountains Comprehensive Plan (1979) and the areas U.S. National Park Services National Recreation area designations.

BEACH EROSION

Beach erosion on the South Coast occurs at Point Mugu State Park along Sycamore Beach and the beaches in the Solromar "Existing Community" area.

Major erosion occurs during the winter months. The U.S. Army Corps of Engineers indicates a 1.9 foot per year erosion rate for Sycamore Beach, and a 0.9 foot per year erosion rate for Solromar Beach. The problem is severe in these areas.

Construction of new residential units on existing legal lots within the "Existing Community" area may require special review to ensure that new development does not bring about substantial wave and erosion damage, nor require new shoreline protection structures.

Objective

To protect public safety and property from beach erosion as provided for in existing ordinances, and within the constraints of natural coastal processes.

Policies

1. Construction or maintenance of shoreline structures will be limited to only those projects needed to protect existing development, public recreation, and existing roads from beach erosion.
2. Proposed shoreline protective devices will only be approved and/or located in conformance with Coastal Act Sections 30235 and 30253.
3. All shoreline protective structures which alter natural shoreline processes will be designed to eliminate or mitigate adverse impacts on local shoreline and sand supply.
4. A building permit will be required for any construction and maintenance of protective shoreline structures, such as seawalls, jetties, revetments, groins, breakwater and related arrangements.
5. The County's Building and Safety Department will routinely refer all permits for seawalls, revetments, groins, retaining walls, pipelines and outfalls to the Flood Control and Water Resources Division of the Public Works Agency to be evaluated not only for structural soundness, but environmental soundness as well whenever necessary. This includes a survey of potential environmental impacts, including (but not limited to) the project's effects on adjacent and downstream structures, net littoral drift, and downcoast beach profiles.

6. If the potential environmental impacts of the proposed structure are considered significant by the Public Works Agency, the applicant may be required to obtain an engineering report which indicates how those impacts will be mitigated.
7. Permitted shoreline structures will not interfere with public rights of access to the shoreline.

ENERGY AND INDUSTRIAL FACILITIES

No energy or industrial facilities are located on the South Coast or within the inland areas of the Santa Monica Mountains at this time. It is unlikely any facilities will locate anywhere within the Santa Monica Mountains given their status as a National Recreation Area (NRA). The federal government is developing a management plan for the entire NRA.

Objective

To allow exploration and production of oil and gas in most of the South Coast.

Policies

1. All land between State Highway 1 and the shoreline; or land designated "Residential," "Recreational," or shown as "environmentally sensitive habitat" will be considered as unacceptable for energy or industrial facilities of any kind, except pipelines.
2. Within the land area between State Highway 1 and the landward coastal zone boundary oil drilling and directly related facilities are permitted by Conditional Use Permit consistent with Section 30260 of the Act. No new major facilities which require a "Coastal Industrial" (C-M) zone will be permitted.
3. All surface activities not regulated by the Division of Oil and Gas related to the development of onshore oil and gas resources in the coastal zone are considered to be projects that require a Conditional Use Permit (CUP) and a Coastal Development Permit. Both permits will be issued simultaneously through one CUP process. See Appendix 9 for a list of standard conditions applied to new permits for oil activities. Additional conditions may be required depending on the specific request and the location.
4. A Development Plan shall accompany the application for a CUP for those activities stated in Policy 3, and shall include:
 - a. The location of drilling and/or production sites, storage tanks, pipelines and access roads.
 - b. Plans for the consolidation, to the maximum extent feasible, of drilling and/or production facilities, as well as accessory facilities.

- c. A phasing plan for the staging of development which indicates the approximate anticipated timetable for project installation, completion and decommissioning.
 - d. A plan for eliminating or substantially mitigating adverse impacts on habitat areas, prime agricultural lands, recreational areas, scenic resources and archaeological sites due to siting, construction, or operation of facilities.
 - e. Grading plans for all facilities requiring the movement of greater than 50 cubic yards of dirt.
 - f. A description of means by which all oil and gas will be transported off-site to a marketing point.
 - g. A description of the procedures for the transport and disposal of all solid and liquid wastes.
 - h. Oil spill prevention and control measures.
 - i. Fire prevention procedures.
 - j. Emission control equipment.
 - k. Procedures for the abandonment and restoration of the site.
 - l. Compliance with any other requirement of the Ventura County Zoning Ordinance for the Coastal Zone related to oil and gas development.
5. All energy and industrial facilities in the Plan shall be so sited and designed to eliminate or reduce, to the maximum extent feasible, impacts to biological, geological, archaeological, agricultural, visual and recreational resources.
 6. All offshore and onshore pipelines should be buried from a point offshore commencing where wave action first causes significant bottom disturbance. In addition, landfall sites shall be prohibited from areas designated as "Residential" or shown as "environmentally sensitive habitat."
 7. Transshipment of crude oil through an onshore pipeline for refining shall be a condition of approval for expansion of existing processing facilities or construction of new facilities.
 8. Except for pipelines exempted from coastal development permits under Section 30610 of the Coastal Act as defined by the State Coastal Commission's Interpretive Guidelines, a survey shall be conducted along the route of any pipeline in the coastal zone to determine what, if any, coastal resources may be impacted by construction and operation of a pipeline. The costs of this survey shall be borne by the applicant. This survey may be conducted as part of an environmental review if an Environmental Impact Report or a Mitigated Negative Declaration is required for a particular project.

9. When feasible, pipelines shall be routed to avoid important coastal resources, including recreation, sensitive habitats and archaeological areas. Unavoidable routing through recreation, habitat, or archaeological areas, or other areas of a significant coastal resource value, shall be done in a manner that minimizes the impacts of a spill, should it occur, by considering spill volumes, durations, and projected path. Where new liquid pipeline segments pass through sensitive resource areas, recreation areas or archaeological areas, the segment shall be isolated, in the case of a break, by automatic shutoff valves.
10. The County may determine whether spacing of automatic shutoff valves at intervals less than the maximum set by the Department of Transportation is required to protect sensitive coastal resources.
11. In sensitive resource areas the extent of construction and ground surface disturbance shall be reduced to a minimum by restricting construction activities and equipment within narrow, limited and staked work corridors and storage areas.
12. Upon completion of pipeline construction the site shall be restored to the approximate previous grade and condition. All excavated materials shall be replaced in reverse order with topsoil replaced at grade level and compacted if necessary. All sites previously covered with native vegetation shall be reseeded with the same or recovered with the previously removed vegetative materials and shall include other measures as deemed necessary to prevent erosion until the vegetation can become established.
13. Geologic investigations shall be performed by a qualified geologist or engineering biologist where a proposed petroleum pipeline route crosses potential fault zones, seismically active areas, or moderately high to high risk landslide areas. This report should investigate the potential risk and recommend such mitigation measures as pipeline route changes and/or engineering measures to help assure the integrity of the pipeline and minimize erosion, geologic instability, and substantial alterations of the natural topography. New pipeline corridors should be consolidated with existing pipeline or electrical transmission corridors where feasible unless there are overriding technical constraints or significant social, aesthetic, environmental, or economic concerns.
14. Transmission line rights-of-way shall be routed to minimize impacts on the viewshed in the coastal zone, especially in scenic rural areas, and to avoid locations which are on or near habitat, recreational, or archaeological resources, whenever feasible. Scarring, grading, or other vegetative removal shall be repaired, and the affected areas revegetated with plants similar to those in the area to the extent safety and economic considerations allow.
15. In important scenic areas, where above-ground transmission line placement would unavoidably affect views, undergrounding shall be required where it is technically and economically feasible unless it can be shown that other alternatives are less environmentally damaging. When above-ground facilities are necessary, design and color of the support towers shall be compatible with the surroundings to the extent safety and economic considerations allow.

16. The adopted Ventura County Air Quality Management Plan will be used as a criterion for the purpose of determining consistency of federal actions on the Outer Continental Shelf with the adopted LCP.

PUBLIC WORKS

Public service capacities for sewer, water, and roads are severely limited in the South Coast sub-area. Two distinct areas are identified: 1) the designated Solromar "Existing Community" area along the coast, and 2) inland areas of the Santa Monica Mountains.

Water for the limited demands of existing development is available in the Solromar "Existing Community" area. Water to residents of the Mountains is provided by individually-owned well sites. Adequacy of water supplies for mountain areas is determined by on-site inspection by the Environmental Health Division of the County.

Sewer service in the entire South Coast is provided by individual septic tank systems permitted through the Environmental Health Division. Several septic systems in the "Existing Community" area are located directly on the beach. These areas are classified as having "severe" septic tank limitations. Damage to these systems could occur from erosion of a combination of storm waves and high tides. The Regional Water Quality Control Board now has a policy that prohibits the use of walls to protect septic systems on the beach.

The waters offshore of the "Existing Community" area have been designated by the State Regional Water Quality Control Board (RWQCB) as an Area of Special Biological Significance (ASBS). The ASBS extends from Laguna Point in the north to just south of Point Dume in Los Angeles County.

The RWQCB prohibits the direct discharge of wastes into an ASBS or its immediate vicinity with the exception of vessel wastes, dredging or disposal of dredging spoils.

Under the current "208" Areawide Water Treatment Management Plan, a study of septic tank problems in the Santa Monica Mountains was completed in January 1980 by the Environmental Health Division. Several options were proposed that could alleviate present septic tank problems. Included was a recommendation that a septic system management entity be established (or an on-site wastewater management zone) to ensure proper inspection, maintenance and control.

State Highway 1 can handle traffic generated by build-out of the "Existing Community" and mountain areas allowed in the present County General Plan and this Coastal Plan. Public roads within the Mountains are substandard, subject to slides and erosion, and restrict emergency services. The Public Works Agency will continue to maintain the roads. However, no improvements will be undertaken in the near future because of limited funds and the environmentally sensitive nature of the area.

The County General Plan designates approximately 90 percent of this sub-area as "Open Space" (one unit per 10+ acres). The existing beach residential development (Solromar) has been designated "Existing Community" and is allowed to build out to the density of prevailing coastal zoning (this allows parcels less than one acre in size). The two private camps on the South Coast are designated "Rural".

With the exception of the "Existing Community" area, the Mountains are zoned "C-O-S-(M)" (Coastal Open Space with Santa Monica Mountains Overlay) and "C-R-E-20 Ac. (M)" or "-5 Ac. (M)" (Coastal Rural Exclusive - 20 or 5 Ac. Min. with Santa Monica Mountains Overlay) for the private youth camps.

Objective

Any new or expanded public works facilities (including roads, flood control measures, water and sanitation facilities) constructed on the South Coast, will be designed to serve the potential population within limits established by the LCP consistent with the County's Air Quality Management Plan and "208" Plan.

Policies

1. The recommendation of the 208 Plan Septic Tank Problem Area-Santa Monica Mountains Study for the establishment of a septic system maintenance district will be supported.
2. That new service district boundaries shall be consistent with the adopted Coastal (Area) Plan and County General Plan policies.
3. New development in the Santa Monica Mountains should be self-sufficient with respect to sanitation and water and should not require the extension of growth inducing services. Development outside of the established "Existing Community" area shall not directly or indirectly cause the extension of public services (roads, sewers, water, etc.) into an open space area. The County shall make the finding for each individual development requiring sanitary facilities and potable water that said private services will be able to adequately serve the development over its normal lifespan.
4. Public utility use by the Pacific Missile Test Center (PMTTC) does not create impacts on circulation, sewer and water use for the foreseeable future because of stable or declining land use intensity at the base. However, any change in intensity of use, such as civilian-military shared use, should be examined for impacts on Coastal Act and LCP land use priorities. Similarly, any future adverse impacts of groundwater extraction for the Navy base should be examined for such impacts.

LOCATING AND PLANNING NEW DEVELOPMENT

New development on the South Coast is constrained by the "Existing Community" designation for the Solromar area and the terrain of the Santa Monica Mountains. Water service is only provided for the "Existing Community" area. Individual wells provide water in the mountain areas. There is no sewer service for either the coastal or mountain areas; septic tank systems are utilized.

Although Highway 1 capacities can accommodate additional traffic from build-out in the mountain areas, public roads within the mountains are generally substandard and subject to slides and erosion. Highway 1 is also subject to slides and erosion problems which have caused traffic delays.

Objective

To preserve the South Coast sub-area in as natural a state as possible while maintaining the private property rights and needs for public safety.

Policies

1. The "Existing Community" will be allowed to build out to its existing boundary within zoning and environmental constraints.
2. Consistent with the environmental characteristics and limited service capacities of the Santa Monica Mountains area, only very low density development as prescribed by the "Open Space" designation will be allowed in the Santa Monica Mountains. The slope/density formula found in the "Hazards" section will be utilized to determine the minimum lot size of any proposed land division.

POTENTIAL CONFLICTS

Development conflicts in the Santa Monica Mountains portion of the South Coastal zone are diminished, in part, because large areas are already set aside for recreational purposes. Proposed acquisitions by Santa Monica Mountains National Recreation Area will further restrict development. Conflicts could arise between land owners wishing to develop their lands and the physical constraints imposed by terrain, hazards, and health and safety problems.

At this time no conflicts exist between agricultural and urban land uses.

JE:j/G95

FIGURE 32

SUMMARY TABLE
BUILDING INTENSITY/POPULATION DENSITY STANDARDS

COASTAL AREA PLAN
SOUTH COAST AREA

RESIDENTIAL

<u>Designation</u>	<u>Net Acres</u>	<u>Max Bldg. Coverage (% of Lot Area)</u>	<u>Maximum Intensity (DU/Ac)*</u>	<u>Maximum DU's</u>	<u>Average Pop/DU**</u>	<u>Maximum Population</u>	<u>Average Pop. Density (Pop/Acre)</u>
Agriculture	649.8	5%***	0.025	16	1.82	29	.045
Open Space	10,179.8	5%***	0.100	1,018	1.82	1,853	.182
Recreation	6,999.8	5%	---	---	---	---	---
Rural	65.1	25%****	1.00	65	1.82	118	1.81
Low	6.7	29%	2.00	13	1.82	24	3.58
Medium	7.5	42%	6.00	45	1.82	82	10.93
High	25.2	65%	36.00	907	1.82	1,631	65.52
	17,933.9			2,064		3,737	

COMMERCIAL/INDUSTRIAL

<u>Designation</u>	<u>Net Acres</u>	<u>Max Bldg. Coverage (% of Lot Area)</u>	<u>Projected Floor Area (x1000 SF)</u>	<u>Average Employees/ 1000 SF</u>	<u>Employees</u>	<u>Average Employees/ Acre</u>
Commercial	3.7	40%	80.6	1.0	80	21.62

*Excludes second dwelling units per Section 65852.2 of the State Government Code.

**Year 2000 Forecast for Thousand Oaks Nongrowth Area

***Excludes greenhouses, hothouses, and the like. For nonconforming lots, maximum building coverage shall be 2,500 square feet, plus 1 square foot for each 22.3 square feet of lot area over 5,000 square feet.

****Excludes greenhouses, hothouses, and the like. For nonconforming lots, maximum building coverage shall be 2,500 square feet, plus 1 square foot for each 4.6 square feet of lot area over 5,000 square feet.

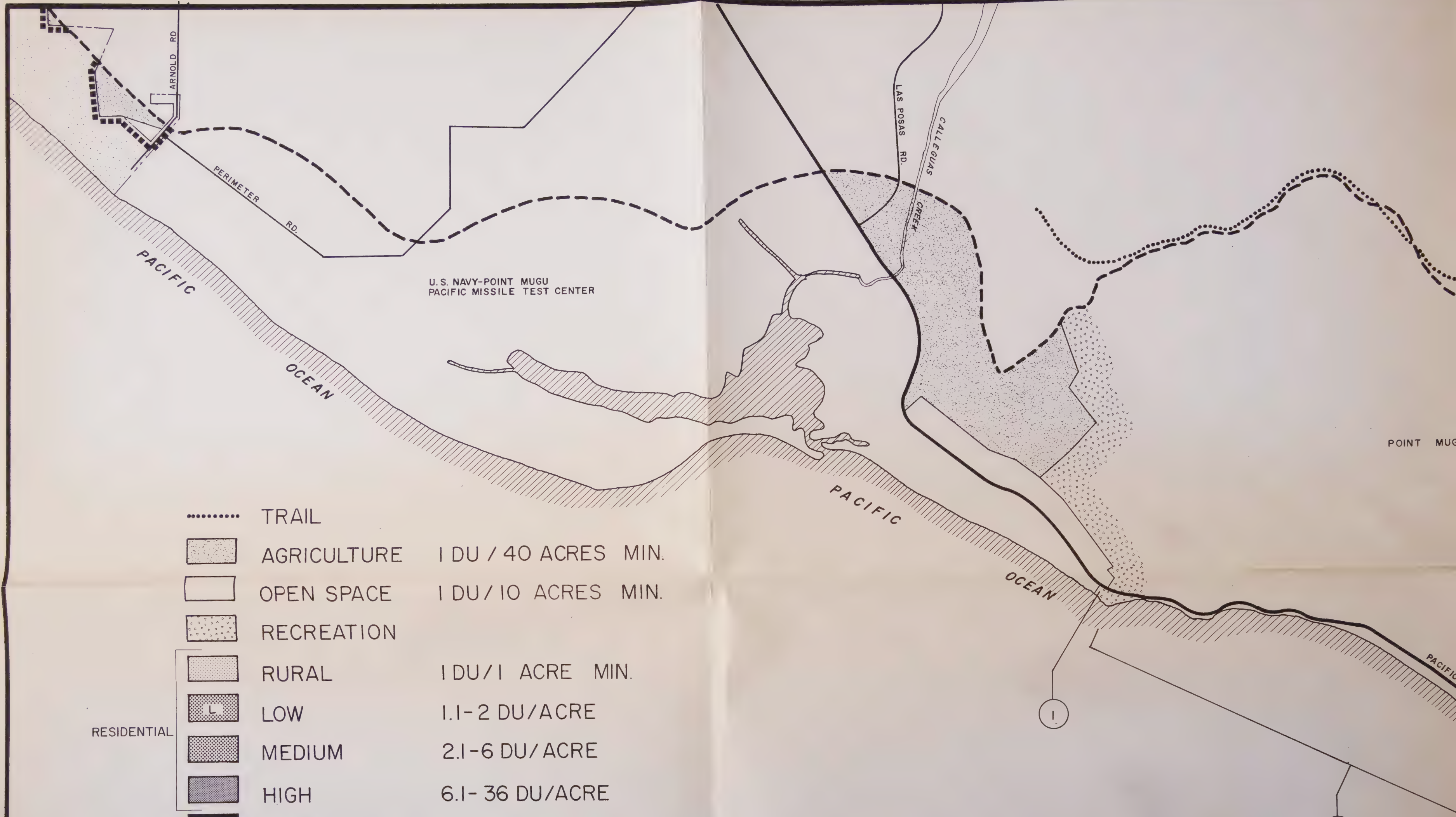
County Planning Division
June, 1989

R.12/11/90

COASTAL ZONES

[illegible]

(X
U) = X UNITS PER
ACRE MAXIMUM



- TRAIL
- AGRICULTURE 1 DU / 40 ACRES MIN.
- OPEN SPACE 1 DU / 10 ACRES MIN.
- RECREATION
- RURAL 1 DU / 1 ACRE MIN.
- RESIDENTIAL LOW 1.1-2 DU/ACRE
- MEDIUM 2.1-6 DU/ACRE
- HIGH 6.1-36 DU/ACRE
- COMMERCIAL
- INDUSTRIAL
- STABLE URBAN BOUNDARY
- CITY LIMIT LINE
- ④ ACCESS POINTS (see text)

LAND USE PLAN

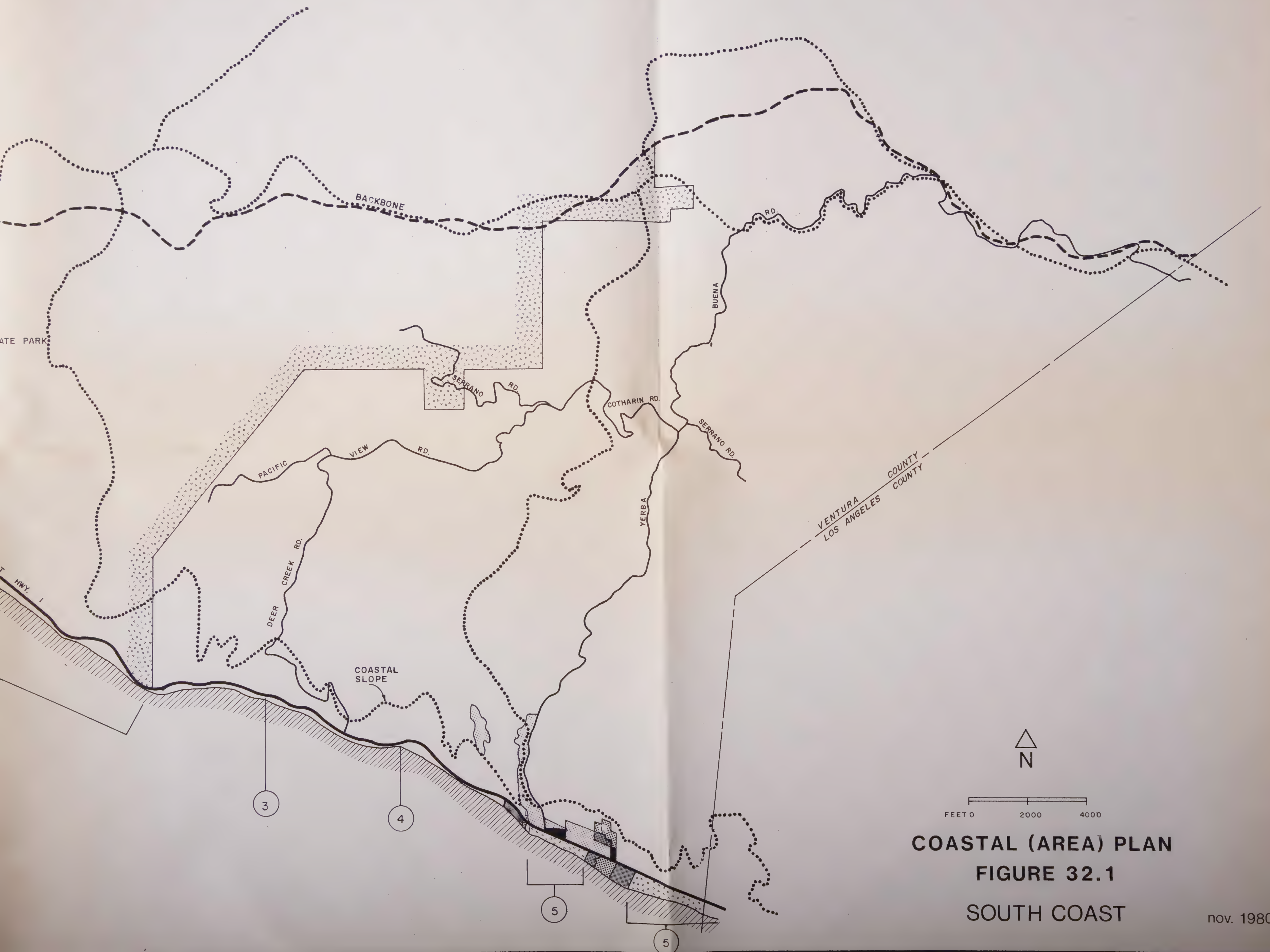
county of ventura local coastal program
 resource management agency planning division

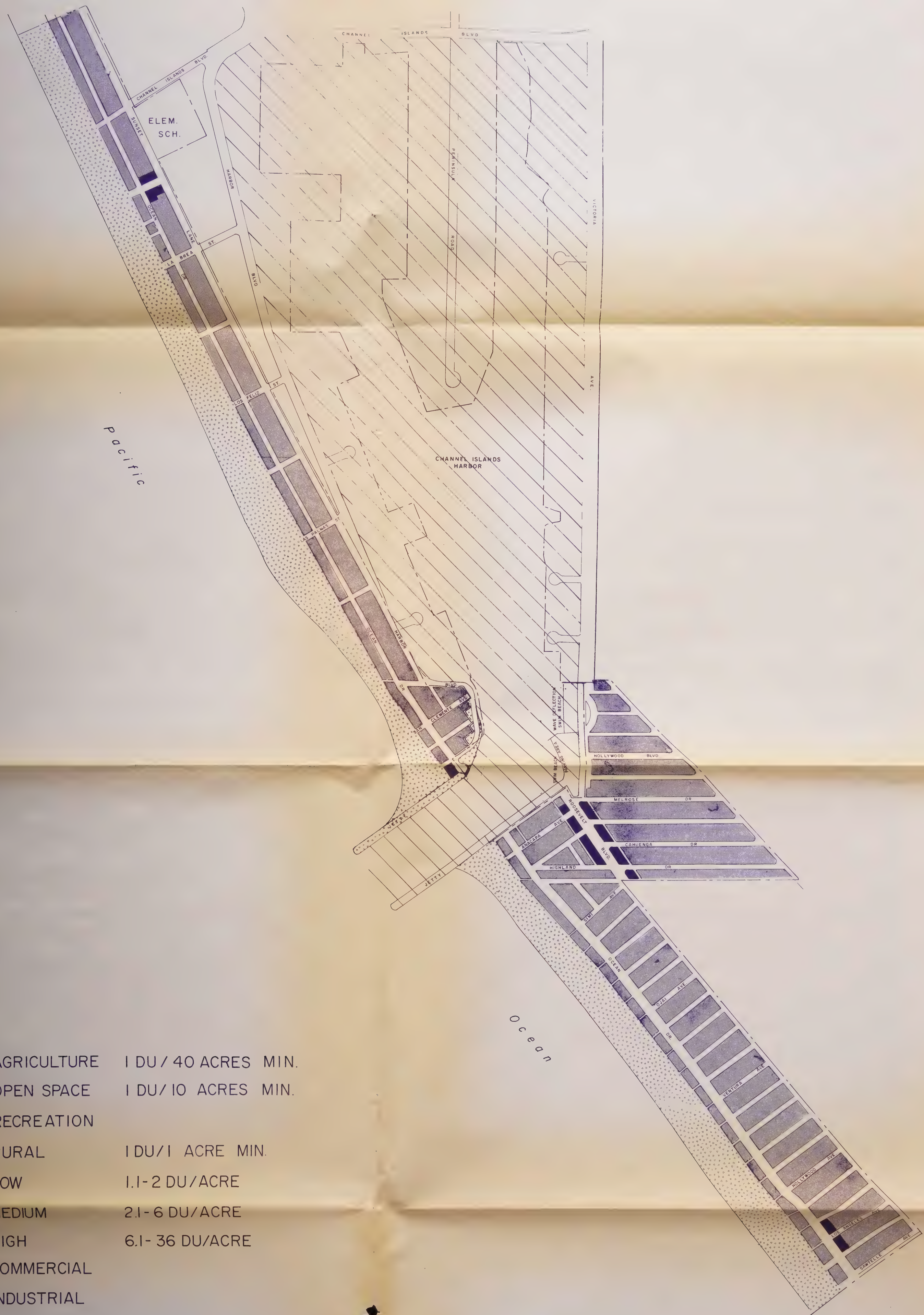
REVISED	
APR. 1981	
MAR. 1982	
12-20-88, GPA 88-4	
6-20-89, GPA 89-1	

This Plan (map) is part of the General Plan adopted pursuant to the Planning Law of the State of California, passed by resolutions of the Planning Commission on 10-16-80 and 11-13-80 and by the Board of Supervisors of Ventura County on 11-18-80.




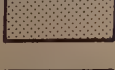


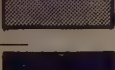

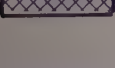


Thomas C. Hubacher
 Board of Supervisors, Chairman

Carraan Cummings Jr.
 Planning Commission, Chairman





RESIDENTIAL

-  AGRICULTURE 1 DU / 40 ACRES MIN.
-  OPEN SPACE 1 DU / 10 ACRES MIN.
-  RECREATION
-  RURAL 1 DU / 1 ACRE MIN.
-  LOW 1.1-2 DU / ACRE
-  MEDIUM 2.1-6 DU / ACRE
-  HIGH 6.1-36 DU / ACRE
-  COMMERCIAL
-  INDUSTRIAL
-  STABLE URBAN BOUNDARY
-  CITY LIMIT LINE

LAND USE PLAN

county of ventura local coastal program.
resource management agency planning division

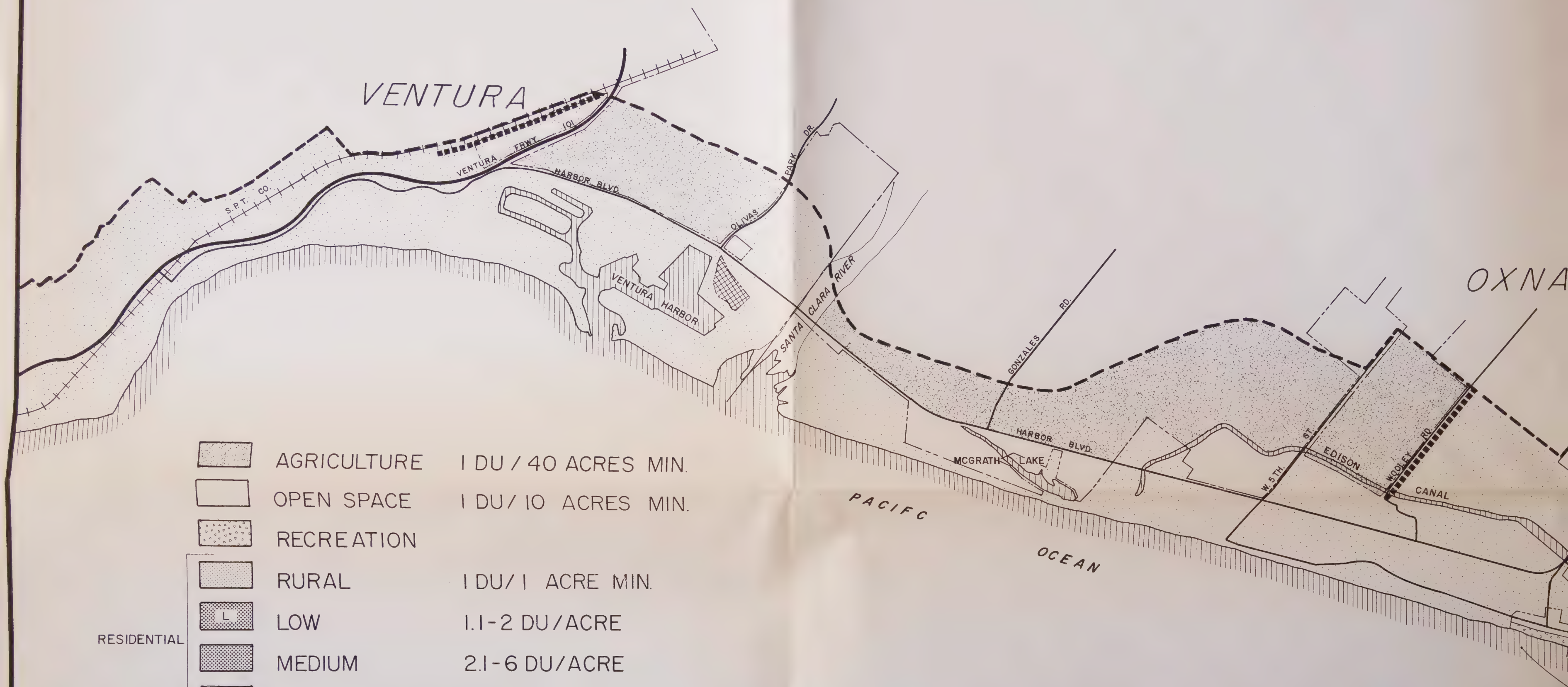
COASTAL AREA PLAN FIGURE 26.3

This Plan (map) is part of the General Plan adopted pursuant to the Planning Law of the State of California, passed by resolutions of the Planning Commission on 10-16-80 and 11-13-80 and by the Board of Supervisors of Ventura County on 11-18-80.

Thomas E. Spitzer
Board of Supervisors, Chairman

Carson Cummings Jr.
Planning Commission, Chairman

AMENDED BY BOARD OF SUPERVISORS	CERTIFIED BY COASTAL COMMISSION
4-14-81	8-20-81
3-30-82	6-18-82
10-15-85 (85-3)	2-7-86
6-20-89 (89-1)	10-10 & 12-89
12-11-90 (90-4)	3-15-91



- | | | |
|--|-----------------------|----------------------|
| | AGRICULTURE | 1 DU / 40 ACRES MIN. |
| | OPEN SPACE | 1 DU / 10 ACRES MIN. |
| | RECREATION | |
| | RURAL | 1 DU / 1 ACRE MIN. |
| | LOW | 1.1-2 DU / ACRE |
| | MEDIUM | 2.1-6 DU / ACRE |
| | HIGH | 6.1-36 DU / ACRE |
| | COMMERCIAL | |
| | INDUSTRIAL | |
| | STABLE URBAN BOUNDARY | |
| | CITY LIMIT LINE | |

RESIDENTIAL

LAND USE PLAN

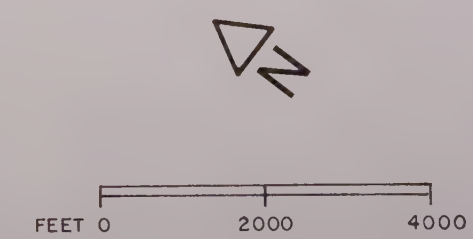
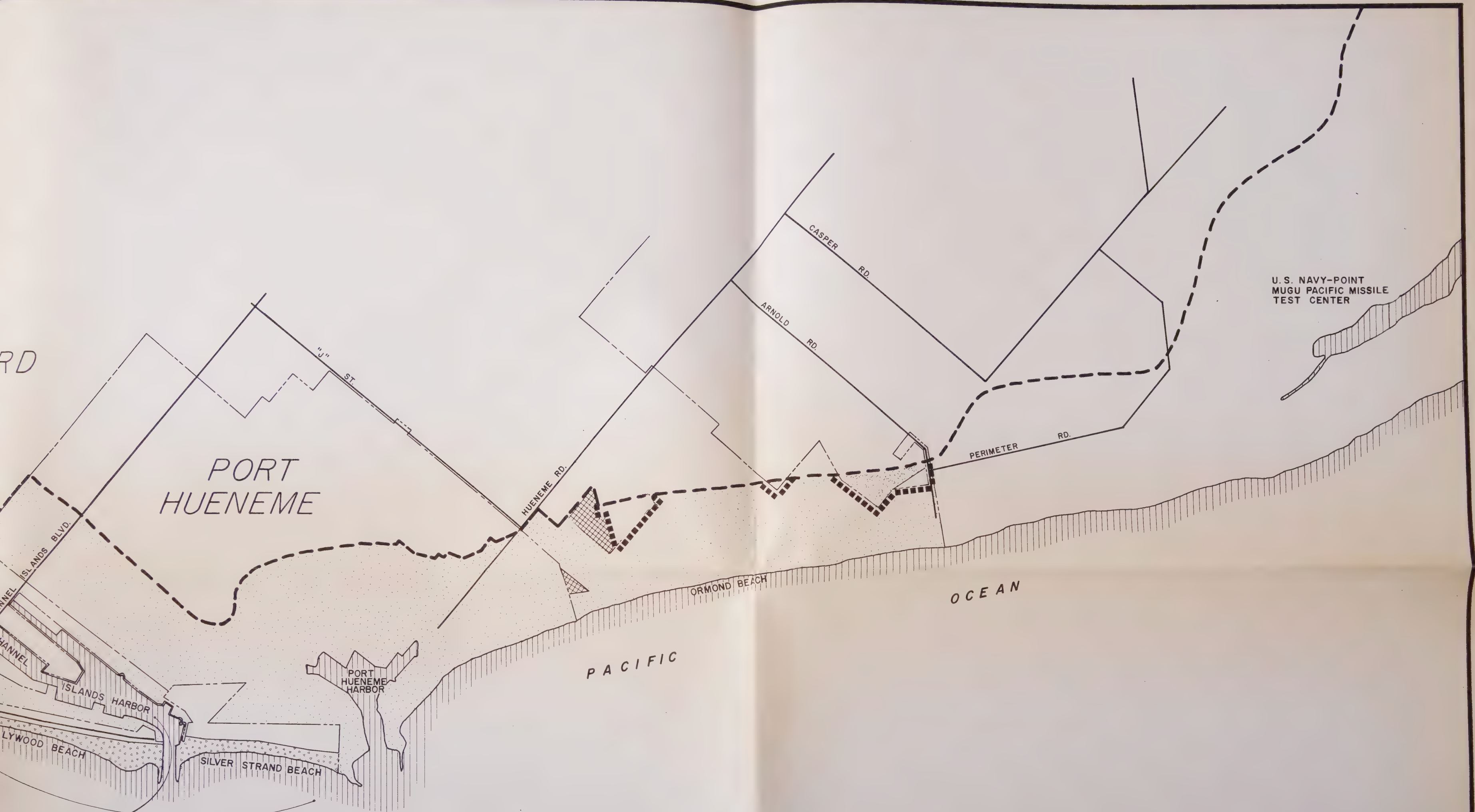
county of ventura local coastal program
resource management agency planning division

REVISED	
APR. 1981	
6-20-89, GPA 89-1	

This Plan (map) is part of the General Plan adopted pursuant to the Planning Law of the State of California, passed by resolutions of the Planning Commission on 10-16-80 and 11-13-80 and by the Board of Supervisors of Ventura County on 11-18-80.

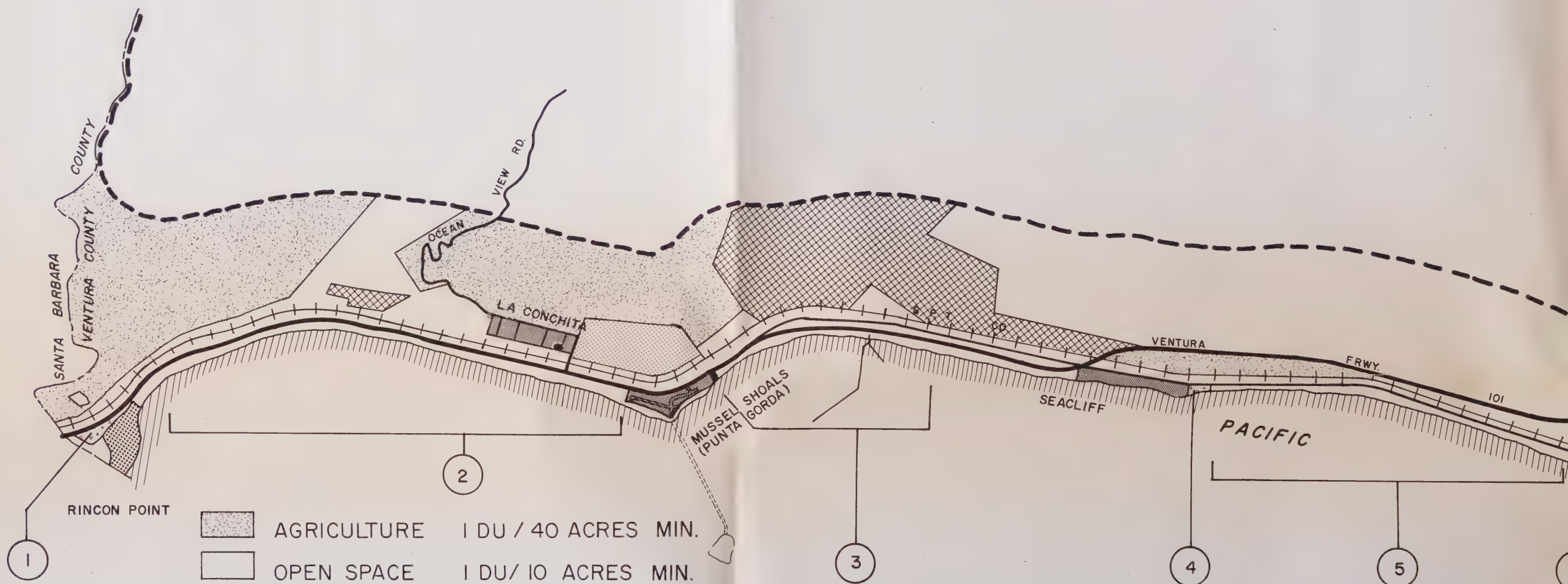
Thomas E. Lubacher
Board of Supervisors, Chairman


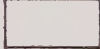





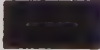


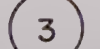
Curran Cumming Jr.
Planning Commission, Chairman



COASTAL (AREA) PLAN
FIGURE 26.2
CENTRAL COAST

nov. 1980



-  AGRICULTURE 1 DU / 40 ACRES MIN.
-  OPEN SPACE 1 DU/ 10 ACRES MIN.
-  RECREATION
-  RURAL 1 DU/ 1 ACRE MIN.
-  RESIDENTIAL LOW 1.1- 2 DU/ACRE
-  MEDIUM 2.1- 6 DU/ACRE
-  HIGH 6.1- 36 DU/ACRE
-  COMMERCIAL
-  INDUSTRIAL
-  STABLE URBAN BOUNDARY
-  ACCESS POINTS (see text)

LAND USE PLAN

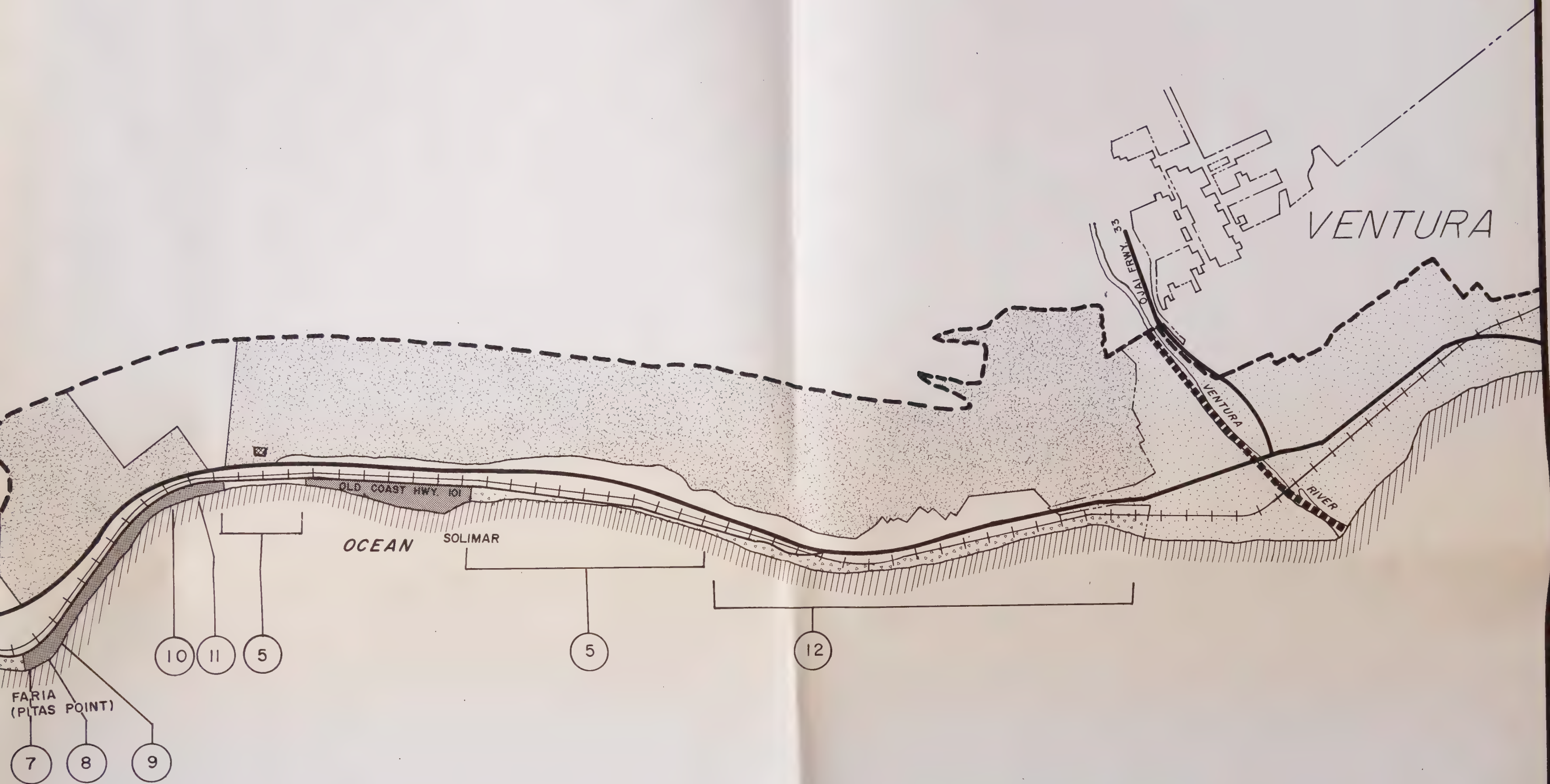
county of ventura local coastal program
resource management agency planning division

REVISED	
APR. 1981	
MAR. 1982	
6-20-89, GPA 89-1	

This Plan (map) is part of the General Plan adopted pursuant to the Planning Law of the State of California, passed by resolutions of the Planning Commission on 10-16-80 and 11-13-80 and by the Board of Supervisors of Ventura County on 11-18-80.

Thomas E. Subacher
Board of Supervisors, Chairman

Curran Cummins Jr.
Planning Commission, Chairman



COASTAL (AREA) PLAN
 FIGURE 16.2
 NORTH COAST

nov. 1980

THE COASTAL PLAN

VENTURA COUNTY GENERAL PLAN

AREA PLAN FOR THE COASTAL ZONE

APPENDICES

March 1982

Amended by the Board of Supervisors - June 20, 1989

Approved by the Coastal Commission - October 10, 1989

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APPENDIX 1

GUIDELINES FOR ORDERLY DEVELOPMENT (1985)

February 12, 1985

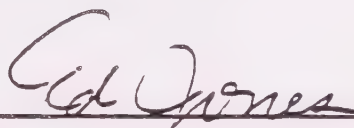
A RESOLUTION OF THE BOARD OF SUPERVISORS ADOPTING
REVISIONS TO THE GUIDELINES FOR ORDERLY DEVELOPMENT

WHEREAS, the County of Ventura has previously adopted the Guidelines for Orderly Development, which have also been adopted by the cities within the County and the Local Agency Formation Commission; and

WHEREAS, the Board of Supervisors has reviewed the revised Guidelines for Orderly Development dated November 1984 and finds that the revised Guidelines are clearer in defining their applicability to city Spheres of Influence and Areas of Interest.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Ventura County hereby adopts the revised Guidelines for Orderly Development.

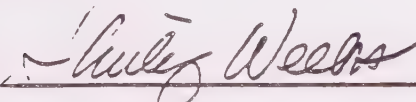
Upon motion of Supervisor Dougherty seconded by Supervisor Erickson duly carried; the foregoing Resolution is approved on this 12th day of February, 1985.



Chairman, Board of Supervisors

ATTEST:

RICHARD D. DEAN, County Clerk
County of Ventura, State of
California and Ex-Officio
Clerk of the Board of Supervisors
thereof.

By 

Deputy



VENTURA COUNTY GUIDELINES FOR ORDERLY DEVELOPMENT

PREFACE:

In a cooperative effort to guide future growth and development, the cities, County and Local Agency Formation Commission have participated in the creation of these "Guidelines for Orderly Development." The following guidelines are a continuation of the guidelines which were originally adopted in 1969, and maintain the theme that urban development should be located within incorporated cities whenever or wherever practical.

The intent of these guidelines is to clarify the relationship between the cities and the County with respect to urban planning, serve to facilitate a better understanding regarding development standards and fees, and identify the appropriate governmental agency responsible for making determinations on land use requests. These guidelines are a unique effort to encourage urban development to occur within cities, and to enhance the regional responsibility of County government.

These guidelines facilitate the orderly planning and development of Ventura County by:

- o Providing a framework for cooperative intergovernmental relations.
- o Allowing for urbanization in a manner that will accommodate the development goals of the individual communities while conserving the resources of Ventura County.
- o Promoting efficient and effective delivery of community services for existing and future residents.
- o Identifying in a manner understandable to the general public, the planning and service responsibilities of local governments providing urban services within Ventura County.

November, 1984

GENERAL POLICIES:

1. Urban development should occur, whenever and wherever practical, within incorporated cities which exist to provide a full range of municipal services and are responsible for urban land use planning.
2. The cities and the County should strive to produce general plans, ordinances and policies which will fulfill these guidelines.

POLICIES WITHIN SPHERES OF INFLUENCE:

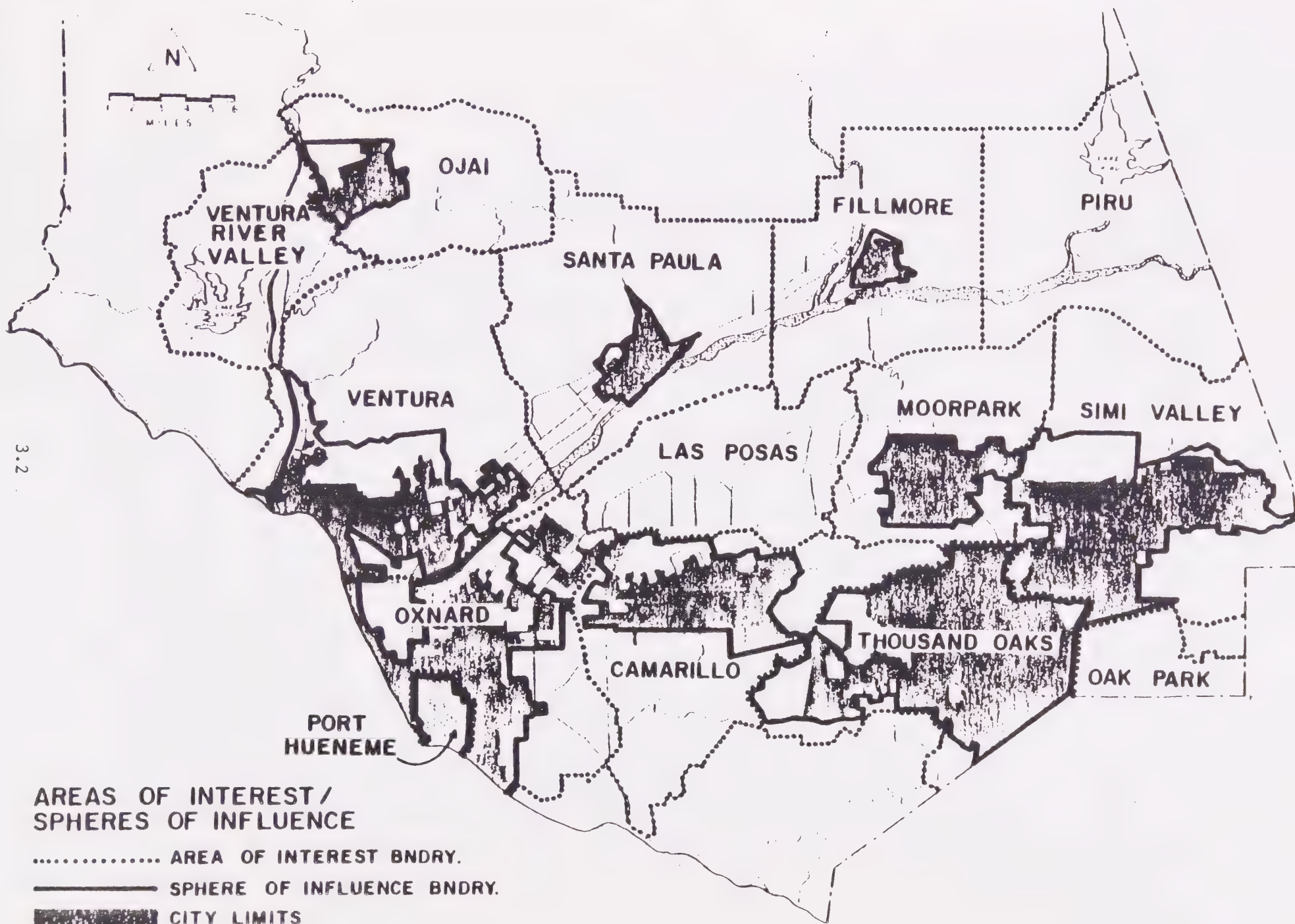
The following policies shall apply within City Spheres of Influence (Spheres of Influence are created by LAFCO, as required by State law, to identify the probable, ultimate boundaries of cities and special districts, realizing that spheres may be amended from time to time as conditions warrant):

3. Applicants for land use permits or entitlements for urban uses shall be encouraged to apply to the City to achieve their development goals and discouraged from applying to the County.
4. The City is primarily responsible for local land use planning and for providing municipal services.
5. Prior to being developed for urban purposes or to receiving municipal services, land should be annexed to the City.
6. Annexation to the City is preferable to the formation of new or expansion of existing County service areas.
7. Land uses which are allowed by the County without annexation should be equal to or more restrictive than land uses allowed by the City.
8. Development standards and capital improvement requirements imposed by the County for new or expanding developments, should not be less than those that would be imposed by the City.

POLICIES WITHIN AREAS OF INTEREST:

The following policies apply within Areas of Interest where a City exists, but outside the City's Sphere of Influence (Areas of Interest are created by LAFCO to identify logical areas of common interest within which there will be no more than one City):

9. Applications for land use permits or entitlements shall be referred to the City for review and comment.
10. The County is primarily responsible for local land use planning, consistent with the general land use goals and objectives of the City.
11. Urban development should be allowed only within existing communities as designated on the County General Plan.
12. Unincorporated urbanized areas should financially support County-administered urban services which are comparable to those urban services provided by Cities.



APPENDIX 2

NATIONAL NATURAL LANDMARKS PROGRAM (1979)

THE NATIONAL NATURAL LANDMARKS PROGRAM

Fact Sheet

America has a wealth of natural resources which constitute a rich and diverse natural heritage. National Natural Landmarks are among the best examples of this natural heritage.

A National Natural Landmark is a select portion of America's land and waters -- a true and representative example of the Nation's natural history. National Natural Landmarks range from such famous areas as Mount Katahdin, Maine; The Great Dismal Swamp, Virginia; Point Lobos, California; Shishaldin Volcano, Alaska; and Okefenokee Swamp, Georgia, to other equally significant but lesser known areas. Taken together, National Natural Landmarks illustrate the array of terrestrial and aquatic communities, landforms, geological features, and habitats of threatened plant and animal species that constitute the Nation's natural history.

The National Natural Landmarks Program was established in 1963 by the Secretary of the Interior to encourage the preservation of areas that illustrate the ecological and geological character of the United States, to enhance the educational and scientific value of the areas thus preserved, to strengthen cultural appreciation of natural history, and to foster a wider interest and concern in the conservation of the Nation's natural heritage. The program was transferred from the National Park Service, which had administered it from its inception, to the Heritage Conservation and Recreation Service (HCRS) when it was created in January of 1978.

The mission of HCRS is to plan, evaluate, and coordinate the conservation of the Nation's natural and cultural resources, and to assure adequate recreation opportunities for all its people. One of the major responsibilities of HCRS is to assist in the conservation of a variety of significant natural areas which, when considered together, will illustrate the diversity of the Nation's natural history. This aim is realized through the identification and designation of National Natural Landmarks and listing them on the National Registry of Natural Landmarks, which is periodically published in the Federal Register.

THE DESIGNATION PROCESS

HCRS conducts studies of ecological and geological resources in the 33 natural regions (e.g. Appalachian Plateaus, Gulf Coastal Plain, etc.) of the United States, Puerto Rico, Virgin Islands, and Pacific Trust Territories to provide a logical and scientific basis for designating National Natural Landmarks. Each study produces a classification and description of the ecological and geological features of the natural region, plus a list of areas recommended for National Natural Landmark status.

These recommended areas are reviewed by ecologists and geologists and the appropriate ECRS regional office to assess their potential national significance. Their recommendations are forwarded to the central landmark staff located in the Mid-Continent Regional Office in Denver, where they are reviewed and submitted to the Secretary of the Interior for final approval and Landmark designation.

CONSIDERATIONS FOR NATIONAL SIGNIFICANCE

Landmark status is ascribed to areas which best illustrate or interpret the natural history of the United States.

Examples of this natural history include several types of ecological and geological resources: (1) terrestrial and aquatic communities, such as an ecological community that illustrates the characteristics of a biome, or a relict flora or fauna persisting from an earlier period; (2) geological features and land forms, such as geological formations that illustrate geological processes or fossil evidence of the development of life on earth; and (3) habitats of rare or restricted native plant and animal species.

Criteria for National Natural Landmark status are used to evaluate examples of the types of ecological and geological resources outlined above. These criteria include, but are not limited to, the following considerations: (1) how well the nominated example typifies the ecological and geological resource; (2) the present condition of the nominated example; (3) the anticipated long-term viability of the example as reflected in the size and quality of the surrounding natural area which contains it; (4) the defensibility of the example from detrimental outside influences; (5) the rarity of the type of resource represented by the example; and (6) the number of high quality examples of different natural resources which the area contains.

CONSERVATION OF LANDMARKS

In view of their national significance, it is important that the qualities of National Natural Landmarks be maintained.

Official recognition of an area in the National Registry of Natural Landmarks often stimulates its owner or manager to protect the area's nationally significant qualities.

Indirect protection is provided by the National Environmental Policy Act of 1969, which requires Federal agencies undertaking major actions to file statements which detail the effect of such actions on the environment, including National Natural Landmarks. In addition, an

annual report to the Congress is prepared by HCRS which identifies those National Natural Landmarks which exhibit damage or threats to their integrity.

The owner of each newly designated National Natural Landmark is invited to adopt basic conservation practices in the use, management, and protection of the property. When this commitment is formally made, the area becomes a registered National Natural Landmark. The owner relinquishes none of the rights and privileges for use of the land, nor does the Department of the Interior gain any possessory interest in lands so designated. The owner may later receive a bronze plaque and a certificate which recognize the significance of the property.

For further information on the National Natural Landmarks Program, write to the Director, Heritage Conservation and Recreation Service, 440 G Street, N.W., Washington, D.C. 20243, or the following HCRS Regional Offices:

NORTHWEST	Regional Director, 915 Second Avenue, Seattle, Washington 98174; (Idaho, Oregon, Washington)
PACIFIC SOUTHWEST	Regional Director, Box 36062, 450 Golden Gate Avenue, San Francisco, California 94102; (American Samoa, Arizona, California, Guam, Hawaii, Nevada)
MID-CONTINENT	Regional Director, P.O. Box 25387, Denver Federal Center, Denver, Colorado 80225; (Colorado, Iowa, Kansas, Missouri, Montana, Nebraska, North Dakota, South Dakota, Utah, Wyoming)
SOUTH CENTRAL	Regional Director, 5000 Marble Avenue, N.W., Albuquerque, New Mexico 87110; (Arkansas, Louisiana, New Mexico, Oklahoma, Texas)
LAKE CENTRAL	Regional Director, Federal Building, Ann Arbor, Michigan 48107; (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)
SOUTHEAST	Regional Director, 148 International Boulevard, Atlanta, Georgia 30303; (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, Puerto Rico, South Carolina, Tennessee, Virgin Islands)
NORTHEAST	Regional Director, Federal Office Building, 600 Arch Street, Philadelphia, Pennsylvania 19106; (Connecticut, Delaware, Maine, Maryland, Massachusetts, New Hampshire, New Jersey, New York, Pennsylvania, Rhode Island, Vermont, Virginia, West Virginia, and the District of Columbia)
ALASKA	Area Director, Alaska Area Office, 1011 E. Tudor, Suite 297, Anchorage, Alaska 99503

May 1979

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FBI

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

POTENTIAL NATURAL LANDMARK IDENTIFICATION

The purpose of this form is to assist the National Park Service in obtaining information upon which to base a recommendation to the Secretary of the Interior as to the eligibility of the site named, for inclusion in the National Registry of Natural Landmarks.

Please supply as much of this information as you can. Below is a statement of the objectives of the Natural Landmarks program and standards for eligibility of sites, which will help you to understand the kind of information needed.

If some of the information is already filled in on the forms you receive, please correct it if it is in error. If there are blanks for which you do not have information, please write in "unknown."

The completed form should be returned to:

Department of the Interior

Heritage Conservation and Recreation Service

Pacific Southwest Regional Office

450 Golden Gate Ave., P.O. Box 38082

San Francisco, California 94102

NATURAL LANDMARKS

OBJECTIVES:

The objectives of the Natural Landmarks program are to encourage the preservation of sites importantly illustrating the geologic and ecologic character of America; to enhance the educational and scientific value of sites so preserved; to strengthen the cultural appreciation of the natural history of America among people; and to foster a greater concern and involvement in the conservation of America's natural heritage among Federal, State, and local governments, citizens organizations, and individuals.

STANDARDS:

A. THE SINGLE, ABSOLUTE REQUIREMENT IN THE EVALUATION OF AREAS IS THAT THEY BE OF NATIONAL SIGNIFICANCE. NATIONAL SIGNIFICANCE IS ASCRIBED TO AREAS WHICH POSSESS EXCEPTIONAL VALUE AND QUALITY IN ILLUSTRATING OR INTERPRETING THE NATURAL HERITAGE OF OUR NATION SUCH AS:

1. Outstanding geological formations, or features illustrating geologic processes.
2. Significant fossil evidence of the development of life on the earth.
3. An ecological community which significantly illustrates characteristics of a physiographic province or a biome.
4. A biota of relative stability maintaining itself under prevailing natural conditions, such as a climatic climax community.
5. An ecological community illustrating the process of succession and restoration to natural condition following disruptive change.
6. A habitat supporting a vanishing, rare or restricted species.
7. A relict flora or fauna persisting from an earlier period, or as a remnant of a population formerly more widespread.
8. A seasonal haven for concentrations of native animals, or a vantage point for observing concentrated populations, such as a constricted migration route.
9. A site containing evidence which illustrates important scientific discoveries.
10. Examples of the scenic grandeur of our natural heritage.

B. TO POSSESS NATIONAL SIGNIFICANCE, THE AREA MUST REFLECT INTEGRITY I.E., IT MUST PRESENT A TRUE, ACCURATE, ESSENTIALLY UNspoiled NATURAL EXAMPLE.

Designation as a Registered National Landmark does not involve transfer of ownership or change in administration of the sites. They are not part of the National Park System. To be eligible for inclusion in the National Park System sites must meet additional standards of suitability and feasibility.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

POTENTIAL NATURAL LANDMARK IDENTIFICATION

THE FOLLOWING SITE IS SUGGESTED FOR CONSIDERATION AS A REGISTERED NATURAL LANDMARK:

1. SIZE (acres)	2. LOCATION		Latitude	Longitude		
	County:		T.	R.	Section	1/4 Sec.
	State:		USGS Quadrangle Map			

3. CITY (Include number miles & direction from city):	4. SITE MAY BE REACHED VIA ROUTE(S):
---	--------------------------------------

5. SITE OWNED BY (Name and address):

6. NAME OF RESPONSIBLE PERSON AT THE SITE:	MAY BE REACHED AT:	TELEPHONE:
--	--------------------	------------

7. PRESENT LAND USE IS:

8. BRIEF DISCUSSION OF ITS NATURAL VALUES: PHYSICAL CHARACTERISTICS; GEOLOGICAL AND/OR ECOLOGICAL FEATURES; POTENTIAL USE; AND VULNERABILITY TO DESTRUCTION OR DETERIORATION:

APPENDIX 3

STATEWIDE INTERPRETIVE GUIDELINES FOR
WETLANDS AND OTHER WET, ENVIRONMENTALLY
SENSITIVE HABITATS (1981)

STATEWIDE INTERPRETIVE GUIDELINE FOR WETLANDS
AND OTHER WET ENVIRONMENTALLY SENSITIVE HABITAT AREAS

(Adopted 2/4/81)

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 - B. How the Coastal Act Protects Wetlands
 - C. Use of the Guideline and Its Relationship to LCPs
- II. WHAT ARE "ENVIRONMENTALLY SENSITIVE HABITAT AREAS"?
 - A. "Wetlands"
 - B. "Estuaries"
 - C. "Streams" and "Rivers"
 - D. "Lakes"
 - E. "Open Coastal Waters" and "Coastal Waters"
 - F. "Riparian Habitats"
- III. WHEN IS DEVELOPMENT PERMITTED IN AN ENVIRONMENTALLY SENSITIVE HABITAT AREA?
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 - A. Developments and Activities Permitted in Open Coastal Waters and Lakes
 - B. Requirements for All Permitted Developments
- VI. DEVELOPMENTS PERMITTED IN STREAMS AND RIVERS
 - A. Permitted Developments in Streams and Rivers
 - B. Requirements for Development

continued /

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- B. Requirements Applicable to All Restoration Projects
- C. Requirements Applicable to Restoration of Degraded Wetlands in Conjunction with Boating Facilities
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- A. Applicable Coastal Act Policies
- B. Resources Agency Wetland Policy
- C. Summary of Federal and State Regulatory Involvement Regarding Development in Wetlands and Other Wet Environmentally Sensitive Habitat Areas
- D. Technical Criteria for Identifying and Mapping Wetlands and Other Wet Environmentally Sensitive Habitat Areas
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STATEWIDE INTERPRETIVE GUIDELINE FOR WETLANDS AND OTHER WET ENVIRONMENTALLY SENSITIVE HABITAT AREAS (Adopted 2/4/81)

I. INTRODUCTION

The Commission adopted this guideline as a decision of the Commission after receiving extensive public testimony and comments and holding ten public hearings at numerous locations in the coastal zone. In addition, the Regional Commissions provided valuable comments and information as a result of an approximately equal number of hearings which they held. Guidelines should be viewed as a tool in reviewing coastal permit applications and LCPs for wetlands and adjacent areas. The Commission intends local governments to use the guideline when developing LCPs but believes that more flexibility may be appropriate in an LCP than in an individual permit decision. Guidelines of necessity must focus on issues primarily of statewide concern. The LCPs will focus in depth on regional wetlands issues. For example, the Humboldt County Northcoast Area Land Use Plan addressed farmed wetlands in detail, a subject only footnoted in this guideline. It adopted explicit criteria for identifying farmed wetlands and designated the areas exclusive agriculture. The Commission certified the LUP as consistent with the policies of Chapter 3, even though such specific criteria are not contained or endorsed in this guideline. This example illustrates that the guideline is a valuable tool, but only a tool, to be used in conjunction with permit and planning decisions.

A. What Are "Wetlands"?

The Coastal Act defines wetlands as land "which may be covered periodically or permanently with shallow water." Wetland areas, such as marshes, mudflats and lagoons, serve many functions: to absorb pollutants and storm energy; to serve as nutrient sources and genetic reservoirs; and to provide some of the world's richest wildlife habitats.

Wetlands are highly diverse and productive. The combination of shallow and deep water, and the variety of vegetation and substrates produce far greater possibilities for wildlife feeding, nesting and resting than is found in less diverse areas. Individual wetlands may be inhabited by hundreds of species of birds, mammals, fish and smaller organisms. Abundant microorganisms serve as food for crabs, clams, oysters, and mussels which live in the tidal flats.

Wetlands' natural abundance draws people for recreation such as clamming, bird watching and fishing. Fish such as the king and silver salmon and steelhead trout live much of their lives in the ocean but return to freshwater to spawn. Commercially important fish such as herring, anchovy and California halibut are also found in California's estuaries.

Food for ocean fauna is supplied from California's coastal estuaries. Estuarine productivity therefore contributes to a complex ocean food web. For example, a significant amount of the net areal primary productivity of the Pigeon Estuary is exported in the form of dissolved carbon which can be taken up and used by oysters, bacteria and phytoplankton, which may in turn be eaten by other creatures. Perhaps more importantly, estuaries provide habitat for organisms to use that food, therefore making these habitats important for man, for example, as aquaculture sites.

Migratory animals feed and rest in California's coastal wetlands in large enough numbers to make the wetlands invaluable habitat areas. Most waterfowl and shorebirds found in North America, such as ducks, geese, sandpipers, and dunlins, are migratory. They nest in Alaska or Canada in the summer, and winter in the U.S. or points south. During the fall and spring migrations, millions of these birds move along well-defined routes called flyways. The California coast, part of the Pacific Flyways, was assigned third highest priority (out of a total of 33 areas nationally) for wintering habitat preservation by the U.S. Fish and Wildlife Service.

Wetlands also serve as rich laboratories for ecological studies.

B. How the Coastal Act Protects Wetlands

Since wetlands are so valuable from both an economic and biologic standpoint, the California Coastal Act, and many other Federal and state statutes and regulations, mandates governmental regulation of these areas. Section 30001 of the Coastal Act states (in part) that the Legislature finds and declares as follows: that the California coastal zone is a distinct and valuable resource and exists as a delicately balanced ecosystem; that the permanent protection of the state's natural resources is of paramount concern to present and future residents of the state and the nation; and that it is necessary to protect the ecological balance of the coastal zone and prevent its deterioration and destruction. Therefore, the Act requires that the biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes be maintained and, where feasible, restored. Sections of the Act provide general policies for development in and adjacent to wetlands, and specific policies for protecting these areas.

In order to apply Coastal Act policies on wetlands to specific areas and developments, the Commission has adopted this interpretive guideline. The guideline integrates ecological concepts and policies found in many sections of the Act into a consistent whole, explains policies for protecting natural resources, defines technical terms, and facilitates application of the policies by the State and regional commissions. Since many of the natural resource policies in the Coastal Act overlap, this guideline distinguishes the relative importance of the policies and their interrelationships. Statutory provisions which govern all environmentally sensitive habitat areas are laid out and specific development standards and criteria are explained for particular habitat areas (e.g., wetlands, estuaries, open coastal waters, lakes and streams).

Wetlands are not isolated, independently functioning systems, and they depend upon and are highly influenced by their surroundings. Therefore, the guideline includes standards for the review and evaluation of proposed projects adjacent to environmentally sensitive habitat areas.

The State Department of fish and Game is the authorized custodian of California's fish and wildlife resources and serves as the Commission's principal consultant on all matters related to these resources. This responsibility includes but is not limited to: determination of project impacts; adequacy of technical data; and identification of appropriate mitigation or restoration measures for affected habitat.

C. Use of the Guideline and Its Relationship to LCPs

This guideline is meant to assist the public and the Commissions in applying Coastal Act policies for wet environmentally sensitive habitat areas and is in no way meant to supersede those policies. The guideline should be viewed as a tool in reviewing coastal permit applications and LCPs for wetlands and adjacent areas as explained above.

The question of the relationship between interpretive guidelines and Local Coastal Programs (LCPs) has been hotly debated and underscores the importance of developing a comprehensive, consistent approach to these valuable coastal areas, but the LCPs (such as Humboldt County example discussed above) become the standard of review after certification. This guideline is a decision of the Commission, and therefore, it does serve as a tool or guide to local governments in preparing their LCPs as specified in Section 30625 (c) of the Act and in Section 00113 of the LCP Regulations.

II. WHAT ARE "ENVIRONMENTALLY SENSITIVE HABITAT AREAS"?

The Coastal Act defines "environmentally sensitive area" in Section 30107.5 as follows:

"'Environmentally sensitive area' means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments."

The term "environmentally sensitive habitat area" is also used in Section 30240 of the Coastal Act. The two terms are synonymous.

The Commission generally considers wetlands, estuaries, streams, riparian habitats, lakes and portions of open coastal waters to be environmentally sensitive habitat areas because of the especially valuable role of these habitat areas in maintaining the natural ecological functioning of many coastal habitat areas and because these areas are easily degraded by human developments. In acting on an application for development one of these areas, the Commission considers all relevant information. The following specific policies apply to these habitat areas: Sections 30230; 30231; 30233; and 30236. Section 30240, a more general policy, also applies, but the more specific language in the former sections is controlling where conflicts exist with general provisions of Section 30240 (e.g., port facilities may be permitted in wetlands under Section 30233 even though they may not be resource dependent). This guideline addresses wet environmentally sensitive habitat areas only. The discussion in this section and in section VII is not intended to describe or include all environmentally sensitive habitat areas which may fall under Section 30240 of the Coastal Act.

As stated in the "INTRODUCTION," wetlands are not isolated, independently functioning systems. Rather, they depend upon and are highly influenced by their associated watersheds and upland transition areas. Therefore, when the Commission determines that any adjacent area is necessary to maintain the functional capacity of the wetland, the Commission will require that this area be protected against any significant disruption of habitat values consistent with Section 30240(a). These areas may be protected either by inclusion in a buffer area subject to land use restrictions or through provision of a buffer area around the ecological related adjacent area itself, or through other means. Section VII of this guideline discusses the use of buffers.

A. "Wetlands"

The Coastal Act defines "wetland" in Section 30121 as follows:

"'Wetland' means lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats and fens."

This is the definition upon which the Commission relies to identify "wetlands." The definition refers to lands "...which may be periodically or permanently covered with shallow water ..." However, due to highly variable environmental conditions along the length of the California coast, wetlands may include a variety of different types of habitat areas. For this reason, some wetlands may not be readily identifiable by simple means. In such cases, the Commission also will rely on the presence of hydrophytes and/or the presence of hydric soils as evidence that an area may be periodically or permanently covered with shallow water. These are useful indicators of wetland conditions, but the presence or absence of hydric soils and/or hydrophytes alone are not necessarily determinative when the Commission identifies wetlands under the Coastal Act. In the past, the Commission has considered all relevant information in making such determinations and relied upon the advice and judgement of experts before reaching its own independent conclusion as to whether a particular area will be considered wetland under the Coastal Act. The Commission intends to continue to follow this policy. The discussion in "APPENDIX D" provides more detail and further guidance on wetland identification.

B. "Estuaries"

An "estuary" is a coastal water body usually semi-enclosed by land, but which has open, partially obstructed, or intermittent exchange with the ocean and in which ocean water is at least occasionally diluted by fresh water runoff from the land. The salinity may be periodically increased above the open ocean by evaporation. In general, the boundary between "wetland" and "estuary" is the line of extreme low water (see Appendix D for a more complete discussion of wetland/estuary boundaries).

C. "Streams" and "Rivers"

A "stream or a "river" is a natural watercourse as designated by a solid line or dash and three dots symbol shown on the United States Geological Survey map most recently published, or any well-defined channel with distinguishable bed and bank that shows evidence of having contained flowing water as indicated by scour or deposit of rock, sand, gravel, soil, or debris.

D. "Lakes"

A "lake" is a confined, perennial water body mapped by the United States Geologic Survey on the most current 7.5 minute quadrangle series.

E. "Open Coastal Waters" and "Coastal Waters"

The terms "open coastal waters" or "coastal waters" refer to the open ocean overlying the continental shelf and its associated coastline. Salinities exceed 30 parts per thousand with little or no dilution except opposite mouths of estuaries (see Appendix D).

Some portions of open coastal waters, generally areas without especially significant plant or animal life, may not be considered environmentally sensitive habitat areas. Environmentally sensitive habitat areas within open coastal waters may include "Areas of Special Biological Significance" as identified by the State Water Resources Control Board, habitats of rare or endangered plant and animal species, nearshore reefs, rocky intertidal areas (such as tidepools), and kelp beds.

F. "Riparian Habitats"

A "riparian habitat" is an area of riparian vegetation. This vegetation is an association of plant species which grows adjacent to freshwater watercourses, including perennial and intermittent streams, lakes, and other bodies of fresh water (see Appendix D).

III. WHEN IS DEVELOPMENT PERMITTED IN AN ENVIRONMENTALLY SENSITIVE HABITAT AREA?

"Development" is defined in Section 30106 of the Coastal Act, and includes the placement of fill; construction or alteration of any structure or facility; discharge of any waste material; dredging or extraction of any materials; change in the density or intensity of use of land; removal or harvest of major vegetation except for agricultural purposes; and other alterations to the land and water in the coastal zone (see Appendix A).

A. Requirements For All Development Proposals in Environmentally Sensitive Habitat Areas

Under the Coastal Act, there are two basic steps in determining if development is permitted in an environmentally sensitive habitat area. First, the type of development proposed must be a permitted use under the applicable section of the Coastal Act. For example, any development proposed in a wetland must be specifically described in Section 30233(a) of the Act. The permitted developments allowed in each type of environmentally sensitive habitat area are discussed in subsequent sections. Additional permitted developments in environmentally sensitive habitat areas are projects which depend on the natural resources in that habitat area and therefore require a site in that particular type of environmentally sensitive habitat area in order to function.

Second, any permitted use must also meet all general requirements. For example, before development could be approved in a wetland, the Commission must find that there is no feasible, less environmentally damaging alternative, that feasible mitigation measures have been provided to minimize adverse environmental effects, and that the functional capacity of the wetland is maintained or enhanced. These requirements are discussed in subsequent sections.

B. Requirements for Additional Project Information.

To meet the statutory requirements of Sections 30230, 30231, 30233, 30236, and 30240 of the Coastal Act, an applicant for a permit to develop within or near an environmentally sensitive habitat area may be required to submit supplemental information, including any or all of the maps described below. The size of the study area will depend upon natural topographic features, location of existing development, and potential biological significance of adjacent lands. In undeveloped areas, the required study area may extend 500 feet or more around the environmentally sensitive habitat area, but the 500 foot distance is not an absolute standard. It is recommended that this information be developed before the application comes before the Commission, but the Commission may require additional information as a part of its permit process.

When there is a dispute over the adequacy of the information, the Commission will request the State Department of Fish and Game to review the material and submit written comments to the Commission. A qualified private professional acceptable to the applicant may be employed by the Commission to assist in this review or to provide additional information. The Commission may require the applicant to reimburse it for any reasonable expenses incurred in providing additional information or in the review of the applicant's information.

1. Maps

a. Topographic base map. The base map should be at a scale sufficiently large to permit clear and accurate depiction of vegetative associations and soil types in relation to any and all proposed development (normally the scale required will be 1"=200'). Contour intervals should be five feet, and the map should contain a north arrow, graphic bar scale, and a citation for the source of the base map (including the date). The map should show the following information:

- 1) Boundary lines of the applicant's property and adjacent property, including assessor's parcel numbers, as well as the boundaries of any tidelands, submerged lands or public trust lands.
- 2) Names and locations of adjacent or nearby roads, streets or highways, and other important geographic, topographic and physical features.
- 3) Location and elevation of any levees, dikes or flood control channels.
- 4) Location, size and invert elevation of any culverts or tide gates.

b. Inundation map. For nontidal wetlands, a map should be prepared indicating permanent or seasonal patterns of inundation (including sources) in a year of normal rainfall.

c. Vegetation map. Location and names of plant species (e.g., Salicornia virginica) and vegetation associations (e.g., saltmarsh). This map should be prepared by a qualified ecologist or botanist based upon the technical criteria provided in Appendix D.

c. Soils map. If no soil survey is available, a soils map should be prepared by a qualified soils scientist, and should show the location of soil types and include a physical description of their characteristics based upon the technical criteria provided in Appendix D.

2. Supplemental information

A report should be prepared which demonstrates that all of the criteria for development in environmentally sensitive habitat areas have been met. The report should investigate physical and biological features existing in the habitat area and evaluate the impact of the development on the existing ecosystem. The information should be prepared by an ecologist or professional environmental scientist with expertise in the ecosystem in which the development is proposed. For example, in preparing such a report for a proposed development in a salt marsh, the expertise of a qualified wetland ecologist, botanist, ornithologist, hydrologist, soil scientist or other technical professional may be required. The report should be based on an on-site investigation, in addition to a review of the existing information on the area, and should be sufficiently detailed to enable the Commission to determine potential immediate and long range impacts of the proposed project.

The report should describe and analyze the following:

- a. Present extent of the habitat, and if available, maps, photographs or drawings showing historical extent of the habitat area.
- b. Previous and existing ecological conditions.
 - 1) The life history, ecology and habitat requirements of the relevant resources, such as plants, fish and wildlife, in sufficient detail to permit a biologist familiar with similar systems to infer functional relationships (the maps described in above may supply part of this information).
 - 2) Restoration potentials.
- c. Present and potential adverse physical and biological impacts on the ecosystem.
- d. Alternatives to the proposed development, including different projects and off-site alternatives.
- e. Mitigation measures, including restoration measures and proposed buffer areas (see pp. 14-17 and pp. 20-23).
- f. If the project includes dredging, explain the following:
 - 1) The purpose of the dredging.
 - 2) The existing and proposed depths.
 - 3) The volume (cubic yards) and area (acres or square feet) to be dredged.
 - 4) Location of dredging (e.g., estuaries, open coastal waters or streams).
 - 5) The location of proposed spoil disposal.
 - 6) The grain size distribution of spoils.
 - 7) The occurrence of any pollutants in the dredge spoils.
- g. If the project includes filling, identify the type of fill material to be used, including pilings or other structures, and specify the proposed location for the placement of the fill, the quantity to be used and the surface area to be covered.

h. If the project includes diking, identify on a map the location, size (length, top and base width, depth and elevation of the proposed dike(s)) as well as the location, size and invert elevation of any existing or proposed culverts or tide gates.

i. If the project is adjacent to a wetland and may cause mud waves, a report shall be prepared by a qualified geotechnical engineer which explains ways to prevent or mitigate the problem.

j. Benchmark and survey data used to locate the project, the lines of highest tidal action, mean high tide, or other reference points applicable to the particular project.

k. Other governmental approvals required and obtained. Indicate the public notice number of Army Corps of Engineers permit if applicable.

Any maps or technical data submitted by the applicant will be subject to review by the State Department of Fish and Game, the State Lands Commission, or other applicable agencies who may submit comments to the Commission.

IV. DEVELOPMENTS PERMITTED IN WETLANDS AND ESTUARIES

Of all the environmentally sensitive habitat areas mentioned specifically in the Coastal Act, wetlands and estuaries are afforded the most stringent protection. In order to approve a project involving the diking, filling¹, or dredging of a wetland or estuary, the Commission must first find that the project is one of the specific, enumerated uses set forth in Section 30233 of the Act (these developments and activities are listed in section A. and B. below). The Commission must then find that the project meets all three requirements of Section 30233 of the Act (see pp. 14-17). In addition, permitted development in these areas must meet the requirements of other applicable provisions of the Coastal Act.

A. Developments and Activities Permitted in Wetlands and Estuaries

1. Port facilities.
2. Energy facilities.

¹ The Coastal Act defines "fill" as ". . . earth or any other substances or material, including pilings placed for the purposes of erecting structures thereon, placed in a submerged area" (Section 30108.2).

3. Coastal-dependent industrial facilities², such as commercial fishing facilities.

4. Maintenance of existing or restoration of previously dredged depths in navigation channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.

5. Incidental public service purposes which temporarily impact the resources of the area, which include, but are not limited to, burying cables and pipes, inspection of piers, and maintenance of existing intake and outfall lines (roads do not qualify)³.

6. Restoration projects.⁴

(continued on next page)

² For the purposes of this guideline, a coastal-dependent industrial facility is one which requires a site on, or adjacent to, the sea to function. See also Sections 30260 through 30264.

³ When no other alternative exists, and when consistent with the other provisions of this section, limited expansion of roadbeds and bridges necessary to maintain existing traffic capacity may be permitted. Activities described in the Commission's Guideline on Exclusions from Permit Requirements applicable to roads also should be consulted.

⁴ Restoration projects allowable under Section 30233 are discussed in detail on pp. 13-14.

7. Nature study, aquaculture,⁵ or similar resource-dependent activities⁶

8. In wetland areas, only entrance channels for new or expanded boating facilities⁷ may be constructed, except that in a degraded wetland,⁸ other boating facilities may be permitted according to the requirements of Section 30411 discussed on pp. 23-27.

9. New or expanded boating facilities in estuaries.⁹

⁵ Aquaculture is not defined in the Coastal Act. The definition contained in Public Resources Code, Division 1, Chapter 4, Section 828 will be used for the purposes of this guideline. ". . . 'aquaculture' means the culture and husbandry of aquatic organisms, including, but not limited to, fish, shellfish, mollusks, crustaceans, kelp and algae. Aquaculture shall not mean the culture and husbandry of commercially utilized inland crops, including, but not limited to, rice, watercress, and bean sprouts." Aquaculture activities could only be sited in a wetland or estuary if they depended upon the resources of the wetland or estuary to be able to function at all. Support facilities which could be located on upland sites (e.g., parking lots, buildings) would not be permitted in the wetland or estuary. This requirement is not intended to discourage aquaculture projects or to prohibit vertical access. The Coastal Act encourages aquaculture.

⁶ For the purposes of this guideline, similar resource-dependent activities include scientific research, hunting and fishing (where otherwise permitted). In addition, when wetlands are seasonally farmed, the continued use of agriculture is allowed. Expanding farming operations into non-farmed wetlands by diking or otherwise altering the functional capacity of the wetland is not permitted. Farm-related structures (including barns, sheds, and farm-owner occupied housing) necessary for the continuance of the existing operation of the farmed wetlands may be located on an existing farmed wetland parcel, only if no alternative upland location is available for such purpose and the structures are sited and designed to minimize the adverse environmental effects on the farmed wetland. Clustering and other construction techniques to minimize both the land area covered by such structures and the amount of fill necessary to protect such structures will be required.

⁷ Boating facilities include, but are not limited to, boat landings, boat launching ramps, and marinas.

⁸ The term "degraded wetland" (emphasis added) is discussed on pp. 24-25.

⁹ The list of developments permitted in wetlands and estuaries is the same except that new or expanded boating facilities are permitted in estuaries but are not permitted in wetlands.

3. Special Limitations on Development in Those Coastal Wetlands Identified by the Department of Fish and Game

Pursuant to Section 30233(c) of the Act, the type and amount of development in the coastal wetlands identified by the Department of Fish and Game is even more limited than those developments set forth in section A. above.

Not all coastal wetlands are identified by the Department of Fish and Game; rather, only 19 are identified for acquisition purposes in their report, "Acquisition Priorities for the Coastal Wetlands of California." However, the Department of Fish and Game may identify additional coastal wetlands pursuant to Section 30233(c). If the Department elects to identify additional wetlands pursuant to Section 30233(c), the Commission recommends that the Department develop standards and procedures for doing so. Wetlands not identified by the Department of Fish and Game are still protected by the Coastal Act, because development in any wetland as defined in the Coastal Act (see section II. A., above) must meet the requirements of Section 30233 and other applicable sections of the Act. The coastal wetlands identified for acquisition purposes to date are as follows:

- | | |
|--------------------------|----------------------------|
| 1. Lake Earl | 11. Carpenteria Marsh |
| 2. Ten Mile River | 12. Upper Newport Bay |
| 3. Big River | 13. Agua Hedionda Lagoon |
| 4. Bodega Bay | 14. Batiquitos Lagoon |
| 5. Estero Americano | 15. San Elijo Lagoon |
| 6. Estero de San Antonio | 16. San Dieguito Lagoon |
| 7. Pescadero Marsh | 17. Los Penasquitos Lagoon |
| 8. Elkhorn Slough | 18. South San Diego Bay |
| 9. Morro Bay | 19. Tijuana River |
| 10. Santa Maria River | |

Development permitted in the wetland portions of those areas named above is limited to the following:

1. Very minor incidental public facilities which temporarily impact the resources of the area, such as the inspection of piers, and the maintenance of existing intake and outfall lines (see footnote #3).
2. Wetland restoration.
3. Nature study.
4. Commercial fishing facilities in Bodega Bay (the meaning of this phrase is further defined in Section 30233(c)).
5. Development in already developed parts of south San Diego Bay.

C. Restoration Projects Permitted in Section 30233

Restoration projects which are a permitted development in Section 30233 (a)(7) are publicly or privately financed projects in which restoration is the sole purpose of the project. The Commission found in its decision on the Chula Vista LCP that projects which provide mitigation for non-permitted development may not be broadly construed to be restoration projects in order to avoid the strict limitations of permitted uses in Section 30233.

Restoration projects may include some fill for non-permitted uses if the wetlands are small, extremely isolated and incapable of being restored. This limited exception to Section 30233 is based on the Commission's growing experience with wetlands restoration. Small extremely isolated wetland parcels that are incapable of being restored to biologically productive systems may be filled and developed for uses not ordinarily allowed only if such actions establish stable and logical boundaries between urban and wetland areas and if the applicant provides funds sufficient to accomplish an approved restoration program in the same general region. All the following criteria must be satisfied before this exception is granted:

1. The wetland to be filled is so small (e.g., less than 1 acre) and so isolated (i.e., not contiguous or adjacent to a larger wetland) that it is not capable of recovering and maintaining a high level of biological productivity without major restoration activities.
2. The wetland must not provide significant habitat value to wetland fish and wildlife species, and must not be used by any species which is rare or endangered. (For example, such a parcel would usually be completely surrounded by commercial, residential, or industrial development which are incompatible with the existence of the wetland as a significant habitat area).
3. Restoration of another wetland to mitigate for fill can most feasibly be achieved in conjunction with filling a small wetland.
4. Restoration of a parcel to mitigate for the fill (see pp. 14-17 for details about required mitigation) must occur at a site which is next to a larger, contiguous wetland area providing significant habitat value to fish and wildlife which would benefit from the addition of more area. In addition, such restoration must occur in the same general region (e.g., within the general area surrounding the same stream, lake or estuary where the fill occurred).
5. The Department of Fish and Game and the U.S. Fish and Wildlife Service have determined that the proposed restoration project can be successfully carried out.

Additional flexibility will be allowed for restoration projects located in wetlands which are degraded (as that term is used in Section 30411 of the Coastal Act). Section VIII discusses the requirements of such projects.

D. Requirements for All Permitted Development

Any proposed project which is a permitted development must also meet the three statutory requirements enumerated below, in the sequence shown:

1. Diking, filling or dredging of a wetland or estuary will only be permitted if there is no feasible¹⁰ less environmentally damaging alternative (Section 30233(a)). The Commission may require the applicant to submit any or all of the information described in section III. B. above.

2. If there is no feasible less environmentally damaging alternative, feasible mitigation measures must be provided to minimize adverse environmental effects.

a. If the project involves dredging, mitigation measures must include at least the following (Section 30233(b)):

1) Dredging and spoils disposal must be planned and carried out to avoid significant disruption¹¹ to wetland habitats and to water circulation.

2) Limitations may be imposed on the timing of the operation, the type of operation, the quantity of dredged material removed, and the location of the spoil site.

3) Dredge spoils suitable for beach replenishment shall, where feasible, be transported to appropriate beaches or into suitable longshore current systems.

¹⁰ "Feasible" is defined in Section 30108 of the Act to mean "... capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors." A feasible less environmentally damaging alternative may involve a location for the proposed development which is off the project site on lands not owned by the applicant. Feasible under the Coastal Act is not confined to economic considerations. Environmental, social and technological factors also shall be considered in any determination of feasibility.

¹¹ To avoid significant disruption to wetland habitats and to water circulation the functional capacity of a wetland or estuary must be maintained. Functional capacity is discussed on page 17.

- 4) Other mitigation measures may include opening up areas to tidal action, removing dikes, improving tidal flushing, or other restoration measures.

The Executive Director or the Commission may request the Department of Fish and Game to review dredging plans for developments in or adjacent to wetlands or estuaries. The Department may recommend measures to mitigate disruptions to habitats or to water circulation.

- b. If the project involves diking or filling of a wetland, required minimum mitigation measures are the following:¹²

- 1) If an appropriate restoration site is available, the applicant shall submit a detailed restoration plan which includes provisions for purchase and restoration of an equivalent area of equal or greater biological productivity¹³ and dedication of the land to a public agency or otherwise permanently restricts its use for open space purposes. The site shall be purchased before the dike or fill development may proceed.

- 2) The applicant may, in some cases, be permitted to open equivalent areas to tidal action¹⁴ or provide other sources of surface water. This method of mitigation would be appropriate if the applicant already owned filled, diked areas which themselves were not environmentally sensitive habitat areas but would become so, if such areas were opened to tidal action or provided with other sources of surface water.

¹² Mitigation measures shall not be required for temporary or short-term fill or diking, if and only if a bond or other evidence of financial responsibility is provided to assure that restoration will be accomplished in the shortest feasible time. For the purposes of this guideline, short-term generally means that the fill or dikes would be removed immediately upon completion of the construction of the project necessitating the short-term fill or diking (Section 30607.1).

¹³ For an area to be of "equal or greater biological productivity," it must provide equivalent or greater habitat values to the same type and variety of plant and animal species which use the area affected by the proposal.

¹⁴ "Opening up equivalent areas to tidal action" means to permanently open to tidal action former intertidal wetlands capable of providing equal or greater biological productivity. Mitigation measures should restore areas which are no longer functioning in a manner beneficial to wetland species. For example, returning a diked-off, formerly saltwater, but presently freshwater marsh to tidal action would not constitute mitigation. However, improving tidal flushing by removing tide gates, digging tidal channels and clearing culverts might qualify, if the Commission determines that such actions would restore an area to equal or greater habitat value than the area lost.

3) However, if no appropriate restoration sites under options 1 and 2 are available, the applicant shall pay an in-lieu fee of sufficient value to an appropriate public agency for the purchase and restoration of an area of equivalent productive value, or equivalent surface area.

This third option would be allowed only if the applicant is unable to find a willing seller of a potential restoration site. The public agency may also face difficulties in acquiring appropriate sites even though it has the ability to condemn property. Thus, the in-lieu fee shall reflect the additional costs of acquisition, including litigation, as well as the cost of restoration. If the public agency's restoration project is not already approved by the Commission, the public agency may need to be a co-applicant for a coastal development permit to provide adequate assurance that conditions can be imposed to assure that the purchase of the mitigation site shall occur prior to issuance of the permit. In addition, such restoration must occur in the same general region (e.g., within the same stream, lake, or estuary where the fill occurred).

A preferred restoration program would remove fill from a formerly productive wetland or estuary which is now biologically unproductive dry land and would establish a tidal prism necessary to assure adequate flushing. Few if any restoration projects have been implemented for a sufficient length of time to provide much guidance as to the long-term restorability of such areas. Since such projects necessarily involve many uncertainties, restoration should precede the diking or filling project. At a minimum, the permit will be conditioned to assure that restoration will occur simultaneously with project construction. Restoration and management plans shall be submitted with the permit application.

The restoration plan should generally state when restoration work will commence and terminate, should include detailed diagrams drawn to scale showing any alterations to natural landforms, and should include a list of plant species to be used as well as the method of plant introduction (i.e., seeding, natural succession, vegetative transplanting, etc.).

The management plan would constitute an agreement between the applicant and the Commission to guarantee the wetland is restored to the extent established under stated management objectives and within a specified time frame.

The plan should describe the applicant's responsibilities in maintaining the restored area to assure the Commission that the project will be successful. The management plan should generally include provisions for a monitoring program and for making any necessary repairs or modifications to the mitigation site.

The applicant should periodically submit reports on the project which give information on the following:

- distribution and type of vegetation established
- benthic invertebrate abundance
- bird useage and establishment of endangered species
- fish and other vertebrate abundance

3. Diking, filling or dredging of a wetland or estuary must maintain or enhance the funtional capacity of the wetland or estuary [Section 30233(c)]. Functional capacity means the ability of the wetland or estuary to be self-sustaining and to maintain natural species diversity¹⁵. In order to establish that the functional capacity is being maintained, the applicant must demonstrate all of the following:

- a. That the project does not alter presently occurring plant and animal populations in the ecosystem in a manner that would impair the long-term stability of the ecosystem; i.e., natural species diversity, abundance and composition are essentially unchanged as a result of the project.
- b. That the project does not harm or destroy a species or habitat that is rare or endangered.
- c. That the project does not harm a species or habitat that is essential to the natural biological functioning of the wetland or estuary.
- d. That the project does not significantly reduce consumptive (e.g., fishing, aquaculture and hunting) or nonconsumptive (e.g., water quality and research opportunity) values of the wetland or estuarine ecosystem.

¹⁵ The intention here is to convey the importance of not only how many species there are but also the size of their populations (abundance) and the relative importance of the different species to the whole system (composition). It cannot be overemphasized that the presence of a species by itself is an inadequate indicator of the condition of a natural system. In a "healthy" wetland ecosystem, the absolute number of individuals of a species and the relative number compared to other species will depend on the size of the organism and its place in the food web (what it feeds on, what feeds on it, and what competes with it for the same food or other resources). Major changes in absolute or relative numbers of some species will have far-reaching consequences for the whole ecosystem because of their interactions with other species.

E. Provisions Applicable to Proposed Development in Wetlands and Estuaries Within Port Jurisdictions

Development within those portions of the Ports of Hueneme, Long Beach, Los Angeles, and San Diego Unified Port District lying within the coastal zone is generally governed by the provisions contained in Chapter 8 of the Coastal Act. However, wetlands and estuaries which have been identified on the Commission's Port Jurisdiction Maps (adopted by the Commission on April 6, 1977 pursuant to Section 30710) are not governed by the provisions of Chapter 8, but instead are subject to Chapter 3 policies of the Coastal Act as described above in this section (Section 30700).

Chapter 8 treats all other "water areas" (term used in this Chapter only) without regard to whether such areas may be considered "wetland," "estuary" or "open coastal waters" as described in this guideline.

The diking, filling or dredging of any water area within one of these ports is limited by the following sections of the Coastal Act: 30705, 30706 and 30708 (these sections are provided in full in Appendix A). The diking, filling or dredging of any wetlands or estuaries lying within any port or harbor district or authority not named in Chapter 8 (e.g., Humboldt Bay Harbor, Recreation and Conservation District and Moss Landing Harbor District) is subject to Chapter 3 policies of the Coastal Act as described above in this section.

V. DEVELOPMENTS PERMITTED IN OPEN COASTAL WATERS AND LAKES

Section 30233 lists the types of developments for which diking, filling or dredging may be permitted in open coastal waters and lakes. This Section also states requirements for determining when those developments are permitted. The types of development identified below are the only ones that are permitted in open coastal waters and lakes, and may only be permitted if consistent with the development requirements for these habitat areas.

A. Developments and Activities Permitted in Open Coastal Waters and Lakes

1. All developments allowed in wetlands and estuaries described as Items 1-7 (section IV. A).
2. New or expanded boating facilities.
3. In portions of open coastal waters that are not environmentally sensitive habitat areas,¹⁶ sand or gravel may be extracted.

¹⁶ It shall be the responsibility of the permit applicant to provide evidence that the area is not an environmentally sensitive habitat area. The Executive Director or the Commission will usually require an applicant for a permit to extract minerals from open coastal waters to submit supplemental information.

B. Requirements for All Permitted Developments

Any proposed project which first is a permitted development as listed above must also meet the two statutory requirements enumerated below in the sequence shown.

1. Diking, filling or dredging of open coastal waters or lakes will only be permitted if there is no feasible less environmentally damaging alternative (Section 30233(a)).
2. If there is no feasible less environmentally damaging alternative, feasible mitigation measures must be provided to minimize adverse environmental effects (Section 30233(a)).

VI. DEVELOPMENTS PERMITTED IN STREAMS AND RIVERS

Sections 30236 and 30233 of the Coastal Act list all permitted developments in streams and rivers, including dams, channelizations, or other substantial alterations¹⁷.

A. Permitted Developments in Streams and Rivers

1. Necessary water supply projects.
2. Flood control projects.
3. Developments where the primary function is the improvement of fish and wildlife habitat.
4. New or expanded boating facilities.

B. Requirements for All Development

Any proposed project which is a permitted development must also meet the following statutory requirements:

1. All channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible to minimize adverse environmental effects.

¹⁷ Substantial alterations shall include channelizations, dams, or comparable projects which significantly disrupt the habitat value of a particular river or stream. A development which does not significantly disrupt the habitat value of a particular river or stream is one which maintains or enhances the functional capacity of that river or stream. Roads and bridges necessary to cross streams and rivers may be permitted if there is no feasible less environmentally damaging alternative and if feasible mitigation measures have been provided to minimize adverse environmental effects.

2. Flood control projects shall be subject to both of the following conditions (Section 30236):

a. The project must be necessary for public safety or to protect existing development.

b. There must be no other feasible method for protecting existing structures in the floodplain.

3. Boating facilities constructed in streams are subject to the same requirements as boating facilities constructed elsewhere.

VII. STANDARDS FOR SITING DEVELOPMENT ADJACENT TO ENVIRONMENTALLY SENSITIVE HABITAT AREAS

The general policies for development adjacent¹⁸ to environmentally sensitive habitat areas appear in Section 30240(b) of the Coastal Act:

"Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas." (emphasis added)

A. Criteria for Reviewing Proposed Development Adjacent to Environmentally Sensitive Habitat Areas

As with development located in environmentally sensitive habitat areas, the key standard for evaluating development adjacent to such areas is the extent to which the proposed development maintains the functional capacity of such areas (the standards to evaluate whether the functional capacity is being maintained are located on page 17). A development which does not significantly degrade an environmentally sensitive habitat area will maintain the functional capacity of that area. The type of proposed development, the particulars of its design, location in relation to the habitat area, and other relevant factors all affect the determination of functional capacity.

¹⁸ Adjacent means situated near or next to, adjoining, abutting or juxtaposed to an environmentally sensitive habitat area. This will usually mean that any development proposed in an undeveloped area within a distance of up to 500 feet from an environmentally sensitive habitat area will be considered to be adjacent to that habitat area. In developed areas factors such as the nature, location and extent of existing development will be taken into consideration.

Accordingly, the Commission may set limits and conditions to development adjacent to environmentally sensitive habitat areas based upon any or all of the following sections of the Coastal Act: 30230; 30231; 30233; 30236; and 30240. The Commission has required the following types of mitigation measures: setbacks; buffer strips; noise barriers; landscape plans; pervious surfacing with drainage control measures to direct storm-run-off away from environmentally sensitive habitat areas; buffer areas in permanent open space; land dedication for erosion control; and wetland restoration, including off-site drainage improvements. This section only discusses the requirements for establishing the width of buffer areas. It does not discuss any other measures as noted above which may also be necessary and more appropriate to ensure that the development is compatible with the continuance of the habitat area.

B. Criteria for Establishing Buffer Areas

A buffer area provides essential open space between the development and the environmentally sensitive habitat area. The existence of this open space ensures that the type and scale of development proposed will not significantly degrade the habitat area (as required by Section 30240). Therefore, development allowed in a buffer area is limited to access paths, fences necessary to protect the habitat area, and similar uses which have either beneficial effects or at least no significant adverse effects on the environmentally sensitive habitat area. A buffer area is not itself a part of the environmentally sensitive habitat area, but a "buffer" or "screen" that protects the habitat area from adverse environmental impacts caused by the development.

A buffer area should be established for each development adjacent to environmentally sensitive habitat areas based on the standards enumerated below. The width of a buffer area will vary depending upon the analysis. The buffer area should be a minimum of 100 feet for small projects on existing lots (such as one single family home or one commercial office building) unless the applicant can demonstrate that 100 feet is unnecessary to protect the resources of the habitat area. If the project involves substantial improvements or increased human impacts, such as a subdivision, a much wider buffer area should be required. For this reason the guideline does not recommend a uniform width. The appropriate width will vary with the analysis based upon the standards.

For a wetland, the buffer area should be measured from the landward edge of the wetland (Appendix D). For a stream or river, the buffer area should be measured landward from the landward edge of riparian vegetation or from the top edge of the bank (e.g., in channalized streams). Maps and supplemental information may be required to determine these boundaries. Standards for determining the appropriate width of the buffer area are as follows:

1. Biological significance of adjacent lands. Lands adjacent to a wetland, stream, or riparian habitat area vary in the degree to which they are functionally related to these habitat areas. That is, functional relationships may exist if species associated with such areas spend a significant portion of their life cycle on adjacent lands. The degree of significance would depend upon the habitat requirements of the species in the habitat area (e.g., nesting,

feeding, breeding or resting). This determination requires the expertise of an ecologist, wildlife biologist, ornithologist or botanist who is familiar with the particular type of habitat involved. Where a significant functional relationship exists, the land supporting this relationship should also be considered to be part of the environmentally sensitive habitat area, and the buffer area should be measured from the edge of these lands and be sufficiently wide to protect these functional relationships. Where no significant functional relationships exist, the buffer should be extended from the edge of the wetland, stream or riparian habitat (for example) which is adjacent to the proposed development (as opposed to the adjacent area which is significantly related ecologically).

2. Sensitivity of species to disturbance. The width of the buffer area should be based, in part, on the distance necessary to ensure that the most sensitive species of plants and animals will not be disturbed significantly by the permitted development. Such a determination should be based on the following:

- a. Nesting, feeding, breeding, resting or other habitat requirements of both resident and migratory fish and wildlife species.
- b. An assessment of the short-term and long-term adaptability of various species to human disturbance.

3. Susceptibility of parcel to erosion. The width of the buffer area should be based, in part, on an assessment of the slope, soils, impervious surface coverage, runoff characteristics, and vegetative cover of the parcel and to what degree the development will change the potential for erosion. A sufficient buffer to allow for the interception of any additional material eroded as a result of the proposed development should be provided.

4. Use of natural topographic features to locate development. Hills and bluffs adjacent to environmentally sensitive habitat areas should be used, where feasible, to buffer habitat areas. Where otherwise permitted, development should be located on the sides of hills away from environmentally sensitive habitat areas. Similarly, bluff faces should not be developed, but should be included in the buffer area.

5. Use of existing cultural features to locate buffer zones. Cultural features, (e.g., roads and dikes) should be used, where feasible, to buffer habitat areas. Where feasible, development should be located on the side of roads, dikes, irrigation canals, flood control channels, etc., away from the environmentally sensitive habitat area.

6. Lot configuration and location of existing development. Where an existing subdivision or other development is largely built-out and the buildings are a uniform distance from a habitat area, at least that same distance will be required as a buffer area for any new development permitted. However, if that distance is less than 100 feet, additional mitigation measures (e.g., planting of native vegetation which grows locally) should be provided to ensure additional protection. Where development is proposed in an area which is largely undeveloped, the widest and most protective buffer area feasible should be required.

7. Type and scale of development proposed. The type and scale of the proposed development will, to a large degree, determine the size of the buffer area necessary to protect the environmentally sensitive habitat area. For example, due to domestic pets, human use and vandalism, residential developments may not be as compatible as light industrial developments adjacent to wetlands, and may therefore require wider buffer areas. However, such evaluations should be made on a case-by-case basis depending upon the resources involved, and the type and density of development on adjacent lands.

VIII. RESTORATION AND MAINTENANCE OF WETLAND HABITAT AREAS

Originally there were approximately 300,000 acres of coastal wetlands in California; now there are about 79,000 acres (excluding San Francisco Bay). In addition to those acres lost, many wetlands have been severely altered through filling and/or sedimentation. The Coastal Commission encourages public agencies and landowners to work towards restoration and enhancement of these altered wetlands.

Restoration of habitat areas is strongly encouraged in the Coastal Act. The Legislature found that the protection, maintenance, and, where feasible, enhancement and restoration of natural resources is a basic goal of the Act (Section 30001.5). Section 30230 requires that marine resources be maintained, enhanced, and restored where feasible; that special protection be given to areas and species of special biological or economic significance; and that uses of the marine environment be carried out in a manner that will sustain the biological productivity¹⁹ of coastal waters and will maintain "healthy populations"²⁰ of all species of marine organisms. Section 30231 requires that the biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain "optimum populations"²¹ of marine organisms

¹⁹ In general, biological productivity means the amount of organic material produced per unit time. For the purposes of this guideline, the concept of biological productivity also includes the degree to which a particular habitat area is being used by fish and wildlife species. Thus, an area supporting more species of fish and wildlife would be considered more productive than an area supporting fewer species, all other factors (e.g., the amount of vegetative cover, the presence or absence of endangered species, etc.) being equal.

^{20&21} These phrases refer generally to the maintenance of natural species diversity, abundance, and composition.

be maintained and where feasible restored, through, among other means, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section IV C previously discussed "restoration purposes," a permitted use in Section 30233(a)(7). Projects which qualify for consideration as a "restoration purpose" will be solely restoration projects, including only those permitted uses listed in Section 30233(a). Such projects may be carried out on wetlands which have not been determined to be degraded by the Department of Fish and Game. It is anticipated that public or private agencies performing restoration of wetland habitat areas by restoring tidal action, removing fill, establishing appropriate contours, and performing other similar activities will be permitted under Section 30233.

This section discusses a second alternative approach to wetland restoration, applicable only to wetlands formally determined by the Department of Fish and Game to be degraded and in need of major restoration activities, according to the procedures and requirements of Section 30411. By including Section 30411 in the Coastal Act, the Legislature provided the Commission and the Department with a means to encourage landowners and public agencies to develop restoration projects which can be implemented with public or private funds. Restoration projects under this approach may include uses that are not permitted in Section 30233 if the project meets all of the other requirements of Section 30233 and 30411.

The Commission has closely examined the relationship of the two alternative approaches to restoration. The Coastal Act expressly distinguishes degraded from non-degraded wetlands. The importance of the distinction is related to the flexibility in consideration of permitted uses. Thus, Section 30233 allows the Commission to consider seven enumerated permitted uses in all wetlands without the mandatory involvement of the Department of Fish and Game. Section 30233 expressly allows only one additional use, a boating facility, in wetlands which the Department has determined to be degraded and in need of major restoration. In making this determination, the Department must consider all "feasible ways" other than a boating facility to accomplish restoration of degraded wetlands. The Commission interprets the boating facilities reference in Section 30233(a)(3) to include the "other feasible ways" of restoration which the Department must consider in Section 30411(b)(3). The remainder of this Section addresses the requirements of Section 30411.

A. Identification of Degraded Wetlands

The Department of Fish and Game must identify degraded wetlands. Generally, coastal wetlands are considered degraded if they were formerly tidal but their present resource value has been greatly impaired because they are presently diked or otherwise modified and, as a result, tidal influence has ceased or is greatly diminished. The Department has not yet transmitted to the Commission its criteria or procedures for identifying degraded wetlands, but the Commission considers the following factors relevant to determining whether or not a particular wetland is degraded.

1. Amount and elevation of filled areas.

2. Number and location of dikes and other artificial impediments to tidal action and freshwater flow and the ease of removing them to allow tidal action to resume.
3. Degree of topographic alterations to the wetland and associated areas.
4. Water quality.
5. Substrate quality.
6. Degree of encroachment from adjacent urban land uses.
7. Comparison of historical environmental conditions with current conditions, including changes in both the physical and biological environment.
8. Consideration of current altered wetland conditions and their current contribution to coastal wetland wildlife resources with relation to potential restoration measures.
9. Chemical cycling capabilities of the wetland including water quality enhancement, nutrient accumulation, nutrient recycling, etc.

As part of this identification process, the extent of wetlands on the site must be identified with precision.

B. Requirements Applicable to All Restoration Projects

Under the Act, the Department of Fish and Game, in consultation with the Commission and the Department of Boating and Waterways, is responsible for identifying those degraded wetlands which can most feasibly be restored in (a). If the Department undertakes a study, it shall include facts supporting the following determinations:

- (1) The wetland is so severely degraded and its natural processes are so substantially impaired that it is not capable of recovering and maintaining a high level of biological productivity without major restoration activities.
- (2) Restoration of the wetlands' natural values, including its biological productivity and wildlife habitat features, can most feasibly be achieved and maintained in conjunction with a boating facility.
- (3) There are no other feasible ways²² besides a boating facility to restore the wetland.

²² "Other feasible ways" includes only less environmentally damaging alternative restoration projects; but may include uses not permitted in section 30233(a)(3) according to priorities discussed herein.

C. Requirements applicable to Restoration of Degraded Wetlands in Conjunction with boating Facilities

Section 30411 explicitly provides for the construction of boating facilities when this is the most feasible and least environmentally damaging means to restore a particular degraded wetland. Recognition of boating facilities as a use in Section 30411 is consistent with the Coastal Act's emphasis on promoting recreational use of the shoreline (see Section 30224). The specific requirements for boating facilities are discussed in overlapping portions of Sections 30233 and 30411 as follows:

1. At least 75% of the degraded wetland area should be restored and maintained as a highly productive wetland in conjunction with the boating facilities project (Section 30411(b)(2)).
2. The size of the wetland area used for the boating facilities, including berthing space, turning basins, necessary navigation channels, and any necessary support service facilities, cannot be greater than 25 percent of the total area to be restored (Section 30233(a)(3)).

D. Requirements Applicable to Restoration of Degraded Wetlands Using Projects Other Than Boating Facilities

Section 30411 does not explicitly identify the other types of restoration projects. However, such projects are encouraged if they promote the restoration of degraded areas and if boating facilities are not feasible. An example would include flood control projects undertaken by a public agency. Such projects may be permitted under Section 30411 if they restore channel depths, are designed to enhance the functional capacity of the wetland area, and are the least environmentally damaging alternative to achieve restoration.

Boating facilities may be compatible with a wetland ecologically if they provide increased tidal flushing and deep-water habitat, but nonetheless it may not be physically or economically feasible to locate such facilities in a particular wetland. On the other hand, boating facilities may be feasible, but may be more environmentally damaging than other feasible means. For example, they may displace scarce intertidal habitats, introduce toxic substances, or damage natural estuarine channels by causing excessive scouring due to increased current velocities.

According to Section 30411, at least 75 percent of a degraded wetland area must be restored in conjunction with a boating facility, and Section 30233 requires that a boating facility cannot exceed 25 percent of the wetland area to be restored. However, this may still result in the net loss of 20 percent of the wetland area. The Coastal Act allows this tradeoff because additional boating facilities in the coastal zone are a preferred coastal recreation use and the Coastal Act explicitly provides for this type of wetland restoration project. Projects permitted under Section 30411 other than boating facilities should result in no net loss of the acreage of wetland habitat located on the site as a minimum. However, projects which result in a net increase in wetland habitat areas are greatly preferred in light of Coastal Act policies on wetland restoration and Senate Concurrent Resolution 29 which calls for an increase in wetlands by 50% over the next 20 years. For example, it has been the

Commission's experience in reviewing vegetation and soils information available for degraded wetlands in Southern California that sometimes wetland and upland sites are intermixed on a parcel. Since Section 30411 discusses percentage of wetland area as the standard of review for required restoration, the Commission will consider restoration plans which consolidate the upland and wetland portions on a site in order to restore a wetland area the same size or larger as the total number of acres of degraded wetland existing on the site.

The first priority for restoration projects is restoration as permitted under Section 30233(a)(7). Other preferred options include restoration in conjunction with visitor serving commercial recreational facilities designed to increase public opportunities for coastal recreation. Thus, the priority for projects used to restore degraded wetlands under the Coastal Act in a list are as follows:

1. "Restoration purposes" under 30233(a)(7).
2. Boating facilities, if they meet all of the tests of section C. (above).
3. Visitor serving commercial recreational facilities and other priority uses designed to enhance public opportunities for coastal recreation.
4. Private residential, general industrial, or general commercial development.

The Coastal Act does not require the Department of Fish and Game to undertake studies which would set the process described in this section in motion. Likewise, the Commission has the independent authority and obligation under Section 30233 to approve, condition or deny projects which the Department may have recommended as appropriate under the requirements of Section 30411. This section is, however, included to describe, clarify, and encourage, public and private agencies to formulate innovative restoration projects to accomplish the legislative goals and objectives described earlier.

Adopted February 4, 1981

APPENDIX A. APPLICABLE COASTAL ACT POLICIES

I. Coastal Act Definitions

Section

- 30101. "Coastal-dependent development or use"
- 30106. "Development"
- 30107. "Energy facility"
- 30107.5 "Environmentally sensitive area"
- 30108. "Feasible"
- 30108.2 "Fill"
- 30121. "Wetland"

SEC. 30101.

"Coastal-dependent development or use" means any development or use which requires a site on, or adjacent to, the sea to be able to function at all.

SEC. 30106.

"Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution

I. (cont.)

SEC. 30107.

"Energy facility" means any public or private processing, producing, generating, storing, transmitting, or recovering facility for electricity, natural gas, petroleum, coal, or other source of energy.

SEC. 30107.5

"Environmentally sensitive area" means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

SEC. 30108.

"Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

SEC. 30108.2.

"Fill" means earth or any other substance or material, including pilings placed for the purposes of erecting structures thereon, placed in a submerged area.

SEC. 30111

"Wetland" means lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.

II. Coastal Act Policies for the Location of New Boating Facilities

Section

30244. Recreational boating use; encouragement;
facilities.

SEC. 30.24.

Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water-dependent land uses that congest access corridors and preclude boating support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.

III. Coastal Act Policies for Water and Marine Resources and Environmentally Sensitive Habitat Areas

Section

- 30230 Marine resources; maintenance.
- 30231. Biological productivity; waste water.
- 30233 Diking, filling or dredging.
- 30236. Water supply and flood control.
- 30240. Environmentally sensitive habitat areas; adjacent development.

SEC. 30230.

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

SEC. 30231.

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

SEC. 30233.

(a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited

III. (cont.)

(1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.

(2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.

(3) In wetland areas only, entrance channels for new or expanded boating facilities; and in a degraded wetland, identified by the Department of Fish and Game pursuant to subdivision (b) of Section 30411, for boating facilities if, in conjunction with such boating facilities, a substantial portion of the degraded wetland is restored and maintained as a biologically productive wetland; provided, however, that in no event shall the size of the wetland area used for such boating facility, including berthing space, turning basins, necessary navigation channels, and any necessary support service facilities, be greater than 25 percent of the total wetland area to be restored.

(4) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities.

(5) Incidental public service purposes, including, but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.

(6) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.

(7) Restoration purposes.

(8) Nature study, aquaculture, or similar resource-dependent activities.

(b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable longshore current systems.

(c) In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Game, including, but not limited to, the 19 coastal wetlands identified in its report entitled, "Acquisition Priorities for the Coastal Wetlands of California", shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of south San Diego Bay, if otherwise in accordance with this division.

For the purposes of this section, "commercial fishing facilities in Bodega Bay" means that no less than 80 percent of all boating facilities proposed to be developed or improved, where such improvement would create additional berths in Bodega Bay, shall be designed and used for commercial fishing activities.

SEC. 30236.

Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is

III. (cont.)

SEC. 30240.

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

SEC. 30255.

Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland.

When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support. (Amended by Cal. Stats. 1979, Ch. 1090.)

SEC. 30607.1.

Where any dike and fill development is permitted in wetlands in conformity with this division, mitigation measures shall include, at a minimum, either acquisition of equivalent areas of equal or greater biological productivity or opening up equivalent areas to tidal action; provided, however, that if no appropriate restoration site is available, an in-lieu fee sufficient to provide an area of equivalent productive value or surface areas shall be dedicated to an appropriate public agency, or such replacement site shall be purchased before the dike or fill development may proceed. Such mitigation measures shall not be required for temporary or short-term fill or diking; provided, that a bond or other evidence of financial responsibility is provided to assure that restoration will be accomplished in the shortest feasible time.

IV. Coastal Act Policies for Wetland Management Programs Involving Other State Agencies

Section

30411. Department of Fish and Game; Fish and Game Commission; management programs; wetlands.

SEC. 30411.

(a) The Department of Fish and Game and the Fish and Game Commission are the principal state agencies responsible for the establishment and control of wildlife and fishery management programs and neither the commission nor any regional commission shall establish or impose any controls with respect thereto that duplicate or exceed regulatory controls established by such agencies pursuant to specific statutory requirements or authorization.

(b) The Department of Fish and Game, in consultation with the commission and the Department of Navigation and Ocean Development, may study degraded wetlands and identify those which can most feasibly be restored in conjunction with development of a boating facility as provided in subdivision (a) of Section 30233. Any such study shall include consideration of all of the following:

(1) Whether the wetland is so severely degraded and its natural processes so substantially impaired that it is not capable of recovering and maintaining a high level of biological productivity without major restoration activities.

(2) Whether a substantial portion of the degraded wetland, but in no event less than 75 percent, can be restored and maintained as a highly productive wetland in conjunction with a boating facilities project.

(3) Whether restoration of the wetland's natural values, including its biological productivity and wildlife habitat features, can most feasibly be achieved and maintained in conjunction with a boating facility or whether there are other feasible ways to achieve such values.

(c) The Legislature finds and declares that salt water or brackish water aquaculture is a coastal-dependent use which should be encouraged to augment food supplies and to further the policies set forth in Chapter 4 (commencing with Section 825) of Division 1. The Department of Fish and Game may identify coastal sites it deems appropriate for aquaculture facilities. Such sites shall be identified in conjunction with the appropriate local coastal program prepared pursuant to this division. The commission, and where appropriate, local governments shall, consistent with the coastal planning requirements of this division, provide for as many coastal sites identified by the Department of Fish and Game for such uses as are consistent with the policies of Chapter 3 (commencing with Section 30200) of this division.

V. Coastal Act Policies Governing Ports

Section

- 30700. Ports included.
- 30705. Diking, filling or dredging water areas.
- 30706. Fill.
- 30708. Location, design and construction of port related developments.
- 30710. Jurisdictional map of port.

SEC. 30700.

For purposes of this division, notwithstanding any other provisions of this division except as specifically stated in this chapter, this chapter shall govern those portions of the Ports of Lueneme, Long Beach, Los Angeles, and San Diego Unified Port District, located within the coastal zone excluding any wetland, estuary, or existing recreation area indicated in Part IV of the coastal plan, are contained within this chapter.

SEC. 30705.

(a) Water areas may be diked, filled, or dredged when consistent with a certified port master plan only for the following:

(1) Such construction, deepening, widening, lengthening, or maintenance of ship channel approaches, ship channels, turning basins, berthing areas, and facilities as are required for the safety and the accommodation of commerce and vessels to be served by port facilities.

(2) New or expanded facilities or waterfront land for port-related facilities.

(3) New or expanded commercial fishing facilities or recreational boating facilities.

(4) Incidental public service purposes, including, but not limited to, burying cables or pipes or inspection of piers and maintenance of existing intake and outfall lines.

(5) Mineral extraction, including sand for restoring beaches, except in biologically sensitive areas.

(6) Restoration purposes or creation of new habitat areas.

V. (cont.)

(7) Nature study, mariculture, or similar resource-dependent activities.

(8) Minor fill for improving shoreline appearance or public access to the water.

(b) The design and location of new or expanded facilities shall, to the extent practicable, take advantage of existing water depths, water circulation, siltation patterns, and means available to reduce controllable sedimentation so as to diminish the need for future dredging.

(c) Dredging shall be planned, scheduled, and carried out to minimize disruption to fish and bird breeding and migrations, marine habitats, and water circulation. Bottom sediments or sediment elutriate shall be analyzed for toxicants prior to dredging or mining, and where water quality standards are met, dredge spoils may be deposited in open coastal water sites designated to minimize potential adverse impacts on marine organisms, or in confined coastal waters designated as fill sites by the master plan where such spoil can be isolated and contained, or in fill basins on upland sites. Dredge material shall not be transported from coastal waters into estuarine or fresh water areas for disposal.

SEC. 30706.

In addition to the other provisions of this chapter, the policies contained in this section shall govern filling seaward of the mean high tide line within the jurisdiction of ports:

(a) The water area to be filled shall be the minimum necessary to achieve the purpose of the fill.

(b) The nature, location, and extent of any fill, including the disposal of dredge spoils within an area designated for fill, shall minimize harmful effects to coastal resources, such as water quality, fish or wildlife resources, recreational resources, or sand transport systems, and shall minimize reductions of the volume, surface area, or circulation of water.

(c) The fill is constructed in accordance with sound safety standards which will afford reasonable protection to persons and property against the hazards of unstable geologic or soil conditions or of flood or storm waters.

(d) The fill is consistent with navigational safety.

SEC. 30708.

All port-related developments shall be located, designed, and constructed so as to:

(a) Minimize substantial adverse environmental impacts.

(b) Minimize potential traffic conflicts between vessels.

(c) Give highest priority to the use of existing land space within harbors for port purposes, including, but not limited to, navigational facilities, shipping industries, and necessary support and access facilities.

(d) Provide for other beneficial uses consistent with the public trust, including, but not limited to, recreation and wildlife habitat uses, to the extent feasible.

(e) Encourage rail service to port areas and multicompany use of facilities.

V. (cont.)

SEC. 30/10.

Within 90 days after January 1, 1977, the commission shall, after public hearing, adopt, certify, and file with each port governing body a map delineating the present legal geographical boundaries of each port's jurisdiction within the coastal zone. The Commission shall, within such 90-day period, adopt and certify after public hearing, a map delineating boundaries of any wetland, estuary, or existing recreation area indicated in Part IV of the coastal plan within the geographical boundaries of each port.

VI. Post-LCP Certification Permit and Appeal Jurisdiction

Section

30519. Termination of development review
authority; exceptions
30603. Appeals after certification of local
program; grounds; standard of review;
finality of acts

SEC. 30519

(a) Except for appeals to the commission, as provided in Section 30603, after a local coastal program, or any portion thereof, has been certified and all implementing actions within the area affected have become effective, the development review authority provided for in Chapter 7 (commencing with Section 30600) shall no longer be exercised by the regional commission or by the commission where there is no regional commission over any new development proposed within the area to which such certified local coastal program, or any portion thereof, applies and shall at that time be delegated to the local government that is implementing such local coastal program or any portion thereof.

(b) Subdivision (a) shall not apply to any development proposed or undertaken on any tidelands, submerged lands, or on public trust lands, whether filled or unfilled, lying within the coastal zone, nor shall it apply to any development proposed or undertaken within ports covered by Chapter 8 (commencing with Section 30700) or within any state university or college within the coastal zone; however, this section shall apply to any development proposed or undertaken by a port or harbor district or authority on lands or waters granted by the Legislature to a local government whose certified local coastal program includes the specific development plans for such district or authority.

SEC. 30(03).

(a) After certification of its local coastal program, an action taken by a local government on a coastal development permit application may be appealed to the commission for any of the following:

(1) Developments approved by the local government between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance.

(2) Developments approved by the local government not included within paragraph (1) of this subdivision located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream, or within 300 feet of the top of the seaward face of any coastal bluff.

(3) Developments approved by the local government not included within paragraph (1) or (2) of this subdivision located in a sensitive coastal resource area if the allegation on appeal is that the development is not in conformity with the implementing actions of the certified local coastal program.

(4) Any development approved by a coastal county that is not designated as the principal permitted use under the zoning ordinance or zoning district map approved pursuant to Chapter 6 (commencing with Section 30500).

(5) Any development which constitutes a major public works project or a major energy facility.

(b) The grounds for an appeal pursuant to paragraph (1) of subdivision (a) shall be limited to the following:

(1) The development fails to provide adequate physical access or public or private commercial use or interferes with such uses.

(2) The development fails to protect public views from any public road or from a recreational area to, and along, the coast.

(3) The development is not compatible with the established physical scale of the area.

(4) The development may significantly alter existing natural landforms.

(5) The development does not comply with shoreline erosion and geologic setback requirements.

(c) The standard of review for any development reviewed pursuant to subdivision (a)(3) shall be in conformity with the implementing actions of the certified local coastal program.

Such action shall become final after the 10th working day, unless an appeal is filed within that time.

VII. Development Authorized Without a Coastal Development Permit

Section

30610. Development authorized without permit

SEC. 30610.

Notwithstanding any provision in this division to the contrary, no coastal development permit shall be required pursuant to this chapter for the following types of development and in the following areas:

(a) Improvements to existing single-family residences; provided, however, that the commission shall specify, by regulation, those classes of development which involve a risk of adverse environmental effect and shall require that a coastal development permit be obtained under this chapter.

(b) Improvements to any structure other than a single-family residence or a public works facility; provided, however, that the commission shall specify, by regulation, those types of improvements which (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a change in use contrary to any policy of this division. Any improvement so specified by the commission shall require a coastal development permit.

~~(b)~~ (c) Maintenance dredging of existing navigation channels or moving dredged material from such channels to a disposal area outside the coastal zone, pursuant to a permit from the United States Army Corps of Engineers.

~~(a)~~ (d) Repair or maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of such repair or maintenance activities; provided, however, that if the commission determines that certain extraordinary methods of repair and maintenance that involve a risk of substantial adverse environmental impact, it shall, by regulation, require that a permit be obtained under this chapter.

(d)(e) Any category of development, or any category of development within a specifically defined geographic area, that the commission, after public hearing, and by two-thirds vote of its appointed members, has described or identified and with respect to which the commission has found that there is no potential for any significant adverse effect, either individually or cumulatively, on coastal resources or on public access to, or along, the coast and that such exclusion will not impair the ability of local government to prepare a local coastal program.

(e)(1) The installation, testing, and placement in service or the replacement of any necessary utility connection between an existing service facility and any development approved pursuant to this division; provided, that the commission may, where necessary, require reasonable conditions to mitigate any adverse impacts on coastal resources, including scenic resources.

(g) The replacement of any structure, other than a public works facility, destroyed by natural disaster. Such replacement structure shall conform to applicable existing zoning requirements, shall be for the same use as the destroyed structure, shall not exceed either the floor area, height, or bulk of the destroyed structure by more than 10 percent, and shall be sited in the same location on the affected property as the destroyed structure.

As used in this subdivision, "natural disaster" means any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owner.

As used in this subdivision, "bulk" means total interior cubic volume as measured from the exterior surface of the structure.
(Amended by Cal. Stats. 1979, Ch. 919.)

APPENDIX B. RESOURCE AGENCY WETLAND POLICY

[Issued on September 19, 1977 by Huey D. Johnson, Secretary for Resources]

Policy for the Preservation of Wetlands in Perpetuity

The need to raise thinking, and action to the ecosystem level is especially evident as it relates to proposed construction projects on wetlands of the state.

The value of marshlands and other wetlands to the economy and to the overall long term quality of life, has been described by many, including Gosselink, Odum, and Pope (1973) in "The Value of the Tidal Marsh"; the Bay Conservation and Development Commission (BCDC) in "The San Francisco Bay Plan"; and the Department of Fish and Game in "The Fish and Wildlife Plan." In spite of these and other efforts, filling and other destruction of the State's wetlands has continued at an alarming rate. Most of San Francisco Bay's wetlands are not protected by BCDC. But, before the Commission came into existence, over 225 square miles of Bay wetlands had been filled or destroyed. Still not all of the Bay's wetlands are protected. Over 40,000 acres are not in the Commission's jurisdiction.

Portions of other important wetlands still exist along the coast, its estuaries, the Sacramento-San Joaquin Delta, and along several natural bodies of water including Clear Lake, the Colorado River, and others. Many of these wetlands are not under permit authority and sometimes federal authority (Corps of Engineers) exists over specific projects and areas.

It is the purpose of this memorandum to establish a basic wetlands policy to be observed by all Departments, Boards, and Commissions of the Resources Agency when developing projects or when authorizing or influencing private or public projects and permit actions taken by other authorities including federal, state, and local agencies.

Resources Agency Basic Wetlands Protection Policy

It is the basic policy of the Resource Agency that this Agency and its Department, Boards and Commissions will not authorize or approve projects that fill or otherwise harm or destroy coastal, estuarine, or inland wetlands.

Exceptions to this policy may be granted provided that the following condition are met:

1. The proposed project must be water dependent or an essential transportation, water conveyance or utility project.
2. There must be no feasible, less environmentally damaging alternative location for the type of project being considered.

3. The public trust must not be adversely affected.

4. Adequate compensation for project-caused losses shall be a part of the project. Compensation, to be considered adequate, must meet the following criteria:

a. The compensation measures must be in writing in the form of either conditions on a permit or an agreement signed by the applicant and the Department of Fish and Game or the Resources Agency.

b. The combined long-term "wetlands habitat value" of the lands involved (including project and mitigation lands) must not be less after project completion than the combined "wetlands habitat value" that exists under pre-project conditions.

APPENDIX C. SUMMARY OF FEDERAL AND STATE REGULATORY INVOLVEMENT REGARDING
DEVELOPMENT IN WETLANDS AND OTHER WET ENVIRONMENTALLY
SENSITIVE HABITAT AREAS

Dredging, filling, or otherwise altering wetlands or associated habitat areas, including estuaries, lakes, streams or open coastal waters, is subject to the regulatory requirements of a number of federal and state agencies. In addition to any permits required by local governments, the Army Corps of Engineers (COE), the California Coastal Commission (CCC), the California State Department of Fish and Game (DFG), the State Water Resources Control Board (SWRCB), the Regional Water Quality Control Board (RWQCB), and, in some instances, the State Lands Commission (SLC), have regulatory authority in such areas. The following is a discussion of the regulatory involvement of these and other agencies that issue or provide official comments on permits for alterations of wetlands and associated habitat areas. This is not meant to be an all-encompassing analysis of agencies' regulations, but an overview of those agencies that are involved in permit processes for these areas. This discussion is intended as an overview for general information. For further information regarding the specific responsibilities and duties of the agencies, please refer to the references that are cited in the discussion, or contact the agencies directly.

I. Federal Permits

Under Section 404 of the Clean Water Act of 1972, also called the Federal Water Pollution Control Act Amendments of 1972, and Section 10 of the Rivers and Harbors Act of 1899, the Army Corp of Engineers (COE) is the principal federal agency involved in regulating development in wetlands and associated habitat areas. A COE 404 permit is required for any operation that would discharge dredged or fill material into any waters of the United States. A Section 10 permit is required for any operation that would excavate in, or locate a structure in, navigable waters or any operation that would transport dredged material for the purposes of dumping it into ocean waters (see COE publication "U.S. Army Corp of Engineers Permit Program, A Guide for Applicants," EP 1145-2-1, November 1, 1977). The COE has issued regulations for processing permits and has developed policies to protect wetlands (COE, "Permits for Activities in Navigable Waters," Federal Register, Vol. 40, No. 144, Part IV, July 25, 1975) (33 C.F.R. Parts 320-324). In general, the COE will only issue a permit for altering a wetland for water dependent activities, and only if such activities have mitigatable adverse environmental impacts (see also article by Lance Wood and John Hill "Wetlands Protection: The Regulatory Role of the U.S. Army Corps of Engineers," Coastal Zone Management Journal, Vol. 4, 1978, pp. 371-407). Furthermore, applicants for COE 404 and Section 10 permits must include in their application a certification of consistency with the California Coastal Management Program (see section II below).

Pursuant to Section 404 (b)(1) of the Clean Water Act of 1972, the U.S. Environmental Protection Agency (EPA) in conjunction with the COE has developed guidelines for regulating the discharge of dredged or fill material into waters of the U.S. (EPA, "Discharge of Dredged or Fill Material," Federal Register, Vol. 40, No. 173, Part II, September 5, 1975). These guidelines, which are currently being revised, provide the basis on which the COE acts in issuing Section 404 permits. ("Permits for Discharges of Dredged or Fill Material" 33 C.F.R. Part 323).

The COE may override the guidelines if navigation or anchorage requires. Nevertheless, EPA may prohibit or restrict any discharges of dredged or fill material after public notice, opportunity for public hearing, and consultation with the COE, if such discharges might have an unacceptable adverse impact on a municipal water supply, wildlife, recreation area, or shellfish beds and fishery areas, including breeding and spawning grounds. EPA has issued a pamphlet "A Guide to the Dredge or Fill Program" which explains these regulations (issued July, 1979 by the Office of Water Planning and Standards WH585, Washington, D.C. 20460). EPA has also issued a statement to establish EPA policy to preserve wetland ecosystems and to protect them from destruction through waste water or nonpoint source discharges (EPA, "Protection of Nation's Wetlands Policy Statement," Federal Register, Vol. 30, No. 84, May 2, 1973) EPA Regulations, 40 C.F.R. Part 230).

In addition to EPA, a number of federal agencies, most importantly the U.S. Fish and Wildlife Service (FWS) and the National Marine Fisheries Service (NMFS), strongly influence the COE permit process. Pursuant to the Clean Water Act of 1972 and the Fish and Wildlife Coordination Act, the FWS and the NMFS review and comment on permit applications to federal agencies, including COE Section 404 permits, to protect fish and wildlife resources and to mitigate project impacts (FWS, "Review of Fish and Wildlife Aspects of Proposals in or Affecting Navigable Waters," Federal Register, Vol. 40, No. 231, Part IV, December 1, 1975) (16 U.S.C. 662). The 1977 Amendments to the Clean Water Act particularly emphasize that the FWS review, comment, and provide technical assistance, primarily through the National Wetland Inventory. In response to the President's Water Policy Message of June 6, 1978 and the President's Water Policy Memorandum dated July 12, 1978, the Department of Commerce and the Department of Interior (of which the FWS is a part) have recently promulgated guidelines to standardize agency procedures and interagency relationships in the analysis of the impacts of federally-approved, water-related projects upon wildlife resources (Department of Interior, Department of Commerce "Fish and Wildlife Coordination Act; Notice of Proposed Rule-making," Federal Register, Vol. 44, No. 98, Part V, May 18, 1979). The FWS and the NMFS, in preparing comments, and the COE, in reviewing comments, also rely on the policy direction of the following federal statutes: the Endangered Species Act of 1973, the Marine Protection, Research, and Sanctuaries Act of 1972, the National Environmental Protection Act of 1969, the Estuary Protection Act, the Watershed Protection Act, and others.

Executive Order 11990 (Protection of Wetlands) and Executive Order 11988 (Floodplain Management) provide further guidance to federal agencies. The Department of Interior has issued interim guidelines for complying with these Orders (Department of Interior, "Protection Procedures Interim Guidelines," Federal Register, Vol. 43, No. 112, Part IV, June 7, 1978). By affecting the decisions of agencies within the Department of Interior, including the FWS, these guidelines further influence the COE permit process.

II. Federal-State Interaction

Pursuant to regulations adopted by the Office of Coastal Zone Management (OCZM) under the Federal Coastal Zone Management Act (CZMA), applicants for COE 404 and Section 10 permits must include in their application a certification of

consistency with the California Coastal Management Program. This certification, and accompanying data and analysis, must also be submitted to the Coastal Commission for review and concurrence. The federal agency may not issue the permit until the Commission reviews and concurs in the applicant's consistency certification. This requirement is in addition to those described in Section III, below, for coastal permits, although the standard of review will be substantially the same.

In addition, pursuant to the Fish and Wildlife Coordination Act, the COE must give full consideration to comments submitted by the California State Department of Fish and Game. As the principal state agency responsible for protecting fish, wildlife and other natural living resources, the DFG influences COE permit decisions in order to protect these resources. The DFG has drawn on the policy direction of the California Coastal Act of 1976, the California Endangered Species Act, the California Environmental Quality Act, and other state laws in making comments to the COE. The DFG has also relied consistently on the policy direction of the Resources Agency Wetland Policy issued by the Secretary for Resources, Huey Johnson, on September 19, 1977, which calls for the preservation of wetlands in perpetuity (see Appendix B for complete text).

III. State Permits

At the state level, the California Coastal Commission is the principal agency involved in regulating development in the coastal zone, including development in wetlands and associated habitat areas located in this zone. The California Coastal Act of 1976 is the law that guides the CCC in their regulatory decisions, generally actions on coastal development permits. Statewide interpretive guidelines promulgated by the CCC provide further guidance to the public and to permit applicants. Such guidelines describe the Coastal Act policies dealing with wetlands and associated habitat areas and explain how the Commission has previously interpreted relevant Coastal Act sections. In addition, the Commission takes under advisement the Resources Agency Basic Wetlands Protection Policy. The Commission also receives and considers comments from state and federal agencies, including the DFG and the FWS, and from other public and private groups; however, the final decision by the Commission must be based on the Coastal Act.

In addition to the review and comment role of the DFG on COE Section 404 and Section 10 permits and on CCC coastal development permits, the DFG regulates suction dredging and stream flow alterations, including wetland alterations, under Sections 1601 and 1603 of the Fish and Game Code. Although the document required under these sections of the law is not termed a permit, it is illegal if such an arrangement is not obtained before commencement of a project. Under Senate Concurrent Resolution No. 28 (September 13, 1979), the DFG has been requested to propose plans to protect, preserve, restore, acquire and manage wetlands. The findings and declarations of this Resolution and of Chapter 7, Section 5811 of the Public Resources Code, further guide the DFG in their regulatory and advisory responsibilities.

The State Water Resources Control Board and the Regional Water Quality Control Boards issue several different permits that may be required in order to alter a wetland or associated habitat area. The SWRCB issues permits to appropriate water and water diversion permits; water quality must be protected in order for these to be issued. The RWQCB issues National Pollution Discharge Elimination System Elimination Discharge permits for any pollutant that might be discharged into navigable waters, and issues waste discharge permits for any development or operation affecting groundwater quality, including erosion from soil disturbances and drainage from agricultural operations. Both the SWRCB and the RWQCB may receive comments from federal and other state agencies.

The State Lands Commission becomes involved in the permitting process when a project is proposed on land that is owned by the State. The SLC reviews these projects for environmental assessment and considers the comments made by other agencies before issuing a permit, lease or other document.

IV. Summary

In summary, any development in the coastal zone in or affecting a wetland or associated habitat area will require permits or agreements from at least the following agencies:

1. U.S. Army Corps of Engineers Section 404 and Section 10 permits;
2. California Coastal Commission coastal development permit, and a Coastal Commission consistency certification concurrence or consistency determination;
3. California Department of Fish and Game 1601-1603 agreement;
4. State Water Resource Control Board (permit depends on the operation); and
5. Regional Water Quality Control Board (permit depends on the operation).

A permit from the California State Lands Commission may also be required.

The permit requirements for each agency are the result of federal or state statutes. Federal and state agencies interact in the issuance of permits by receiving and issuing comments. The decision to issue a permit by a particular agency can be either the sole responsibility of that agency (e.g., a SLC permit), or it can be a shared responsibility (e.g., a Section 404, which though issued by the COE, must be consistent with guidelines issued by EPA and FWS, and with the California Coastal Management Program).

APPENDIX D. TECHNICAL CRITERIA FOR IDENTIFYING AND MAPPING WETLANDS AND OTHER
WET ENVIRONMENTALLY SENSITIVE HABITAT AREAS

The purpose of this discussion is to provide guidance in the practical application of the definition of "wetland" contained in the Coastal Act. The Coastal Act definition of "wetland" is set forth in Section 30121 of the Act which states:

SEC. 30121

"Wetland" means lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.

This is the definition upon which the Commission relies to identify "wetlands." The definition refers to lands ". . . which may be periodically or permanently covered with shallow water" However, due to highly variable environmental conditions along the length of the California coast, wetlands may include a variety of different types of habitat areas. For this reason, some wetlands may not be readily identifiable by simple means. In such cases, the Commission will also rely on the presence of hydrophytes and/or the presence of hydric soils. The rationale for this in general is that wetlands are lands where saturation with water is the dominant factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface. For this reason, the single feature that most wetlands share is soil or substrate that is at least periodically saturated with or covered by water, and this is the feature used to describe wetlands in the Coastal Act. The water creates severe physiological problems for all plants and animals except those that are adapted for life in water or in saturated soil, and therefore only plants adapted to these wet conditions (hydrophytes) could thrive in these wet (hydric) soils. Thus, the presence or absence of hydrophytes and hydric soils make excellent physical parameters upon which to judge the existence of wetland habitat areas for the purposes of the Coastal Act, but they are not the sole criteria. In some cases, proper identification of wetlands will require the skills of a qualified professional.

The United States Fish and Wildlife Service has officially adopted a wetland classification system* which defines and classifies wetland habitats in these terms. Contained in the classification system are specific biological criteria for identifying wetlands and establishing their upland limits. Since the wetland definition used in the classification system is based upon a feature identical to that contained in the Coastal Act definitions, i.e., soil or substrate that is at least periodically saturated or covered by water, the Commission will use the

* "Classification of Wetlands and Deep-Water Habitats of the United States." By Lewis M. Cowardin, et al, United States Department of the Interior, Fish and Wildlife Service, December 1979.

classification system as a guide in wetland identification. Applying the same set of biological criteria consistently should help avoid confusion and assure certainty in the regulatory process. This appendix discusses the adaptation of this classification system to the Coastal Act definition of "wetland" and other terms used in the Act, and will form the basis of the Commission's review of proposals to dike, fill or dredge wetlands, estuaries or other wet habitat areas.

I. U.S. Fish and Wildlife Classification System: Upland/Wetland/Deep-water Habitat Distinction

The United States Fish and Wildlife Service classification is hierarchical, progressing from systems and subsystems, at the most general levels, to classes, subclasses, and dominance types. The term "system" refers here to a complex of wetland and deep-water habitats that share the influence of one or more dominant hydrologic, geomorphologic, chemical, or biological factors.

The Service provides general definitions of wetland and deep-water habitat and designates the boundary between wetland and deep-water habitat and the upland limit of a wetland. The following are the Services' definitions of wetland and deep-water habitats:

A. Wetlands

"Wetlands are lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this classification, wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports predominantly hydrophytes; (2) the substrate is predominantly undrained hydric soil; and (3) the substrate is nonsoil and is saturated with water or covered by shallow water at some time during the growing season of each year.

Wetlands as defined here include lands that are identified under other categories in some land-use classifications. For example, wetlands and farmlands are not necessarily exclusive. Many areas that we define as wetlands are farmed during dry periods, but if they are not tilled or planted to crops, a practice that destroys the natural vegetation, they will support hydrophytes.*

* For the purposes of identifying wetlands using the technical criteria contained in this guideline, one limited exception will be made. That is, drainage ditches as defined herein will not be considered wetlands under the Coastal Act. A drainage ditch shall be defined as a narrow (usually less than 5-feet wide), manmade nontidal ditch excavated from dry land.

Drained hydric soils that are now incapable of supporting hydrophytes because of a change in water regime are not considered wetlands by our definition. These drained hydric soils furnish a valuable record of historic wetlands, as well as an indication of areas that may be suitable for restoration.

The upland limit of wetland is designated as (1) the boundary between land with predominantly hydrophytic cover and land with predominantly mesophytic or xerophytic cover; (2) the boundary between soil that is predominantly hydric and soil that is predominantly nonhydric; or (3) in the case of wetlands without vegetation or soil, the boundary between land that is flooded or saturated at some time each year and land that is not."

Wetlands should be identified and mapped only after a site survey by a qualified botanist, ecologist, or a soil scientist (See section III. B. of the guideline for a list of required information)*.

B. Deepwater Habitats

"Deepwater habitats are permanently flooded lands lying below the deepwater boundary of wetlands. Deepwater habitats include environments where surface water is permanent and often deep, so that water, rather than air, is the principal medium within which the dominant organisms live, whether or not they are attached to the substrate. As in wetlands, the dominant plants are hydrophytes; however, the substrates are considered nonsoil because the water is too deep to support emergent vegetation (U. S. Soil Conservation Service, Soil Survey Staff 1975)."

* Further details regarding the standards and criteria for mapping wetlands using the Service's classification system may be found in the following, "Mapping Conventions of the National Wetland Inventory," (undated), published by the U.S.F.W.S. The document may be obtained from the U.S.F.W.S., Regional Wetland Coordinator, Region 1, Portland, Oregon.

"The boundary between wetland and deep-water habitat in the Marine and Estuarine Systems (i.e., areas subject to tidal influence) coincides with the elevation of the extreme low-water of spring tide (ELWS); permanently flooded areas are considered deep-water habitats in these systems. The boundary between wetland and deep-water habitat in the Riverine, Lacustrine and Palustrine Systems lies at a depth of 2m (6.6 ft.) below low-water; however, if emergents, shrubs or trees grow beyond this depth at any time, their deep-water edge is the boundary."

II. Wetland/Estuary/Open Coastal Water Distinction

For the purposes of mapping "wetlands" under the Coastal Act's definition of wetlands, and of mapping the other wet environmentally sensitive habitat areas referred to in the Act, including "estuaries," "streams," "riparian habitats," "lakes" and "open coastal water," certain adaptations of this classification system will be made. The following is a discussion of these adaptations.

"Wetland," as defined in Section 30121 of the Coastal Act, refers to land covered by "shallow water," and the examples given in this section include fresh, salt and brackish water marshes, mudflats and fens. A distinction between "wetland" and the other habitat areas in the Act, for example, "estuary," must be made because the Act's policies apply differently to these areas, and because the Act does not define some of these terms (such as "estuary"). A reasonable distinction can be made between "wetland" and "estuary" on the basis of an interpretation of the phrase "shallow water." Using the Service's classification system, "shallow water" would be water that is above the boundary of deep-water habitat, which would be the line of extreme low-water of spring tide* for areas subject to tidal influence and 2 meters for non-tidal areas. Therefore, wetland begins at extreme low-water of spring tide and "estuary" or "open coastal water" is anything deeper. The Coastal Act definition of "wetlands" would include the wetland areas of Estuarine, Palustrine, and Lacustrine ecological systems defined by the Fish and Wildlife classification system.

* While the Service's classification system uses "extreme low-water of spring tide" as the datum to distinguish between "shallow-water" and "deep-water habitat," such datum is not readily available for the California coast. Therefore, the lowest historic tide recorded on the nearest available tidal bench mark established by the U. S. National Ocean Survey should be used as the datum.

Data for such bench marks are published separately for each station in loose-leaf form by the National Ocean Survey, Tideland Water Levels, Datum and Information Branch, (C23), Riverdale, MD 20840. These compilations include the description of all bench marks at each tide station (for ready identification on the ground), and their elevations above the basic hydrographic or chart datum for the area, which is mean lower low-water on the Pacific coast. The date and length of the tidal series on which the bench-mark elevations are based are also given.

For the purposes of the Coastal Act, an "estuary" is a coastal water body usually semi-enclosed by land, but which has open, partially obstructed, or intermittent exchange with the open ocean and in which ocean water is at least occasionally diluted by fresh water runoff from the land. The salinity may be periodically increased above that of the open ocean by evaporation.

"Open coastal water" or "coastal water" as used in the Act refers to the open ocean overlying the continental shelf and its associated coastline with extensive wave action. Salinities exceed 30 parts per thousand with little or no dilution except opposite mouths of estuaries.

III. Wetland/Riparian Area Distinction

For the purpose of interpreting Coastal Act policies, another important distinction is between "wetland" and "riparian habitat." While the Service's classification system includes riparian areas as a kind of wetland, the intent of the Coastal Act was to distinguish these two areas. "Riparian habitat" in the Coastal Act refers to riparian vegetation and the animal species that require or utilize these plants. The geographic extent of a riparian habitat would be the extent of the riparian vegetation. As used in the Coastal Act, "riparian habitat" would include the "wetland" areas associated with Palustrine ecological systems as defined by the Fish and Wildlife Service classification system.

Unfortunately, a complete and universally acceptable definition of riparian vegetation has not yet been developed, so determining the geographic extent of such vegetation is rather difficult. The special case of determining consistent boundaries of riparian vegetation along watercourses throughout California is particularly difficult. In Southern California these boundaries are usually obvious; the riparian vegetation grows immediately adjacent to watercourses and only extends a short distance away from the watercourse. In Northern California, however, the boundaries are much less distinct; vegetation that occurs alongside a stream may also be found on hillsides and far away from a watercourse.

For the purposes of this guideline, riparian vegetation is defined as that association of plant species which grows adjacent to freshwater watercourses, including perennial and intermittent streams, lakes, and other freshwater bodies. Riparian plant species and wetland plant species either require or tolerate a higher level of soil moisture than dryer upland vegetation, and are therefore generally considered hydrophytic. However, riparian vegetation may be distinguished from wetland vegetation by the different kinds of plant species. At the end of this appendix, lists are provided of some wetland hydrophytes and riparian hydrophytes. These lists are partial, but give a general indication of the representative plant species in these habitat areas and should be sufficient to generally distinguish between the two types of plant communities.

The upland limit of a riparian habitat, as with the upland limit of vegetated wetlands, is determined by the extent of vegetative cover. The upland limit of riparian habitat is where riparian hydrophytes are no longer predominant.

As with wetlands, riparian habitats should be identified and mapped only after a site survey by a qualified botanist, freshwater ecologist, or soil scientist.* (See pp. 6-9 of the guideline for a list of information which may be required of the applicant).

IV. Vernal Pools

Senate Bill No. 1699 (Wilson) was approved by the Governor on September 13, 1980 and the Bill added Section 30607.5 to the Public Resources Code to read:

30607.5. Within the City of San Diego, the commission shall not impose or adopt any requirements in conflict with the provisions of the plan for the protection of vernal pools approved and adopted by the City of San Diego on June 17, 1980, following consultation with state and federal agencies, and approved and adopted by the United States Army Corps of Engineers in coordination with the United States Fish and Wildlife Service.

The Commission shall adhere to Section 30607.5 of the Public Resources Code in all permit and planning matters involving vernal pools within the City of San Diego.

All vernal pools located within the city of San Diego in the coastal zone are depicted on a map attached as Exhibit 1 to a letter from Commission staff to Mr. James Gleason, City of San Diego (4/29/80). While "vernal pool" is a poorly defined regional term, all information available to the Commission suggests that all vernal pools in the coastal zone are located in the City of San Diego. It is important to point out, however, that vernal pools are distinct from vernal ponds and vernal lakes, which exist in other parts of the coastal zone (e.g. Oso Flaco Lakes in San Luis Obispo County). The Commission generally considers these habitat areas to be wetlands for the purposes of the Coastal Act, and therefore all applicable sections of the Coastal Act will be applied to these areas.

* Identification of riparian habitat areas in Northern California presents peculiar difficulties. While in Southern California riparian vegetation generally occurs in a narrow band along streams and rivers, along the major rivers in Northern California it may be found in broad floodplains, abandoned river channels and the bottoms adjacent to the channels. In forested areas, the overstory of riparian vegetation may remain similar to the adjacent forest but the understory may contain a variety of plant species adapted to moist or wet substrates. For example, salmonberry, bayberry, willow, twinberry and lady fern, may all be more common in the understory of riparian habitat areas than in other types of forest habitat areas.

V. Representative Plant Species in Wetlands and Riparian Habitat Areas

This is a list of "representative" species that can be expected to be found in the various habitat areas indicated. Not all of them will be found in all areas of the State, and there are numerous others that could be included. However, this list should suffice to generally distinguish between these types of plant communities.

A. Salt Marsh

Pickleweed (Salicornia virginica)
Glasswort (S. subterminalis)
Saltgrass (Distichlis spicata)
Cordgrass (Spartina foliosa)
Jaumea (Jaumea carnosa)
Saltwort (Batis maritima)
Alkali heath (Frankenia grandifolia)
Salt cedar (Monanthochloe littoralis)
Arrow grass (Triglochin maritimum)
Sea-blite (Suaeda californica var pubescens)
Marsh rosemary (Limonium californicum var mexicanum)
Gum plant (Grindelia stricta)
Salt Marsh fleabane (Pluchea purpurescens)

B. Freshwater Marsh

Cattails (Typha spp.)
Bulrushes (Scirpus spp.)
Sedges (Carex spp.)
Rushes (Juncus spp.)
Spikerush (Heleocharis palustris)
Pondweeds (Potamogeton spp.)
Smartweeds (Polygonum spp.)
Water lilies (Nuphar spp.)
Buttercup (Ranunculus aquatilis)
Water-cress (Nasturtium officinale)
Bur-reed (Sparganium eurycarpum)
Water parsley (Vernanthe sarmentosa)
Naiads (Na .)

C. Brackish Marsh

Alkali bulrush (Scirpus robustus)
Rush (Juncus balticus)
Brass buttons (Cotula coronopifolia)
Fat-hen (Atriplex patula var hastata)
Olney's bulrush (Scirpus olneyi)
Common tule (Scirpus acutus)
Common reed (Phragmites communis)

D. Riparian

Willows (Salix spp.)
Cottonwoods (Populus spp.)
Red alder (Alnus rubra)
Box elder (Acer negundo)
Sycamore (Platanus racemosa)
Blackberry (Rubus vitifolia)
So. Black walnut (Juglans californica) (So. Calif.)
California Bay (Umbellularia californicum) (So. Calif.)
Bracken fern (Pteris aquilinum) (Cen. Calif.)
Currant (Ribes spp.)
Twinberry (Lonicera involucrata) (No. Calif.)
Lady fern (Athyrium filix-femina)
Salmonberry (No. Calif.)
Bayberry (No. Calif.)

E. Vernal Pools

Downingia (Downingia sp.)
Meadow-foxtail (Alopecurus howellii)
Hair Grass (Deschampsia danthonioides)
Quillwort (Isoetes sp.)
Meadow-foam (Limnathes sp.)
Pogogyne (Pogogyne sp.)
Flowering Quillwort (Lilaea scilloides)
Cryptantha (Cryptantha sp.)
Loosestrife (Lythrum hyssopifolium)
Skunkweed (Navarretia sp.)
Button-celery (Eryngium sp.)
Orcutt-grass (Orcuttia sp.)
Water-starwort (Callitriche sp.)
Waterwort (Elatine sp.)
Woolly-heads (Psilocarpus sp.)
Brodiaea (Brodiaea sp.)
Tillaea (Crassula aquatica)

APPENDIX E. GLOSSARY OF TERMS

Aquaculture

"... 'aquaculture' means the culture and husbandry of aquatic organisms, including, but not limited to: fish, shellfish, mollusks, crustaceans, kelp and algae. Aquaculture shall not mean the culture and husbandry of commercially utilized inland crops, including, but not limited to: rice, watercress and bean sprouts." (Public Resources Code, Division 1, Chapter 4, Section 828) (See also footnote #5 on page 11).

Biological productivity

Biological productivity generally refers to the amount of organic material produced per unit time (see also footnote 19 on page 23)

"Coastal-dependent development or use"

(see APPENDIX A [Section 30101])

Coastal-dependent industrial facility

A coastal-dependent industrial facility is one which requires a site on, or adjacent to, open coastal waters to function.

"Development"

(see APPENDIX A [Section 30106])

"Energy facility"

(see APPENDIX A [Section 30107])

"Environmentally sensitive area"

(see APPENDIX A [Section 30107.5])

Estuary

An estuary is a coastal water body usually semi-enclosed by land, but which has open, partially obstructed, or intermittent exchange with the ocean and in which ocean water is at least occasionally diluted by fresh water runoff from the land (see also page 4 and APPENDIX D).

"Feasible"

(see APPENDIX A [Section 30108])

Fen

A fen is a poorly defined regional term for a type of marsh (see APPENDIX D) usually said to be formed on peat that is circumneutral or alkaline in pH; vegetation is marked by high species diversity. A fen is equivalent to the sedge-meadow of many areas. (Note: To date the only fen known to exist in the coastal zone is Inglenook Fen in Mendocino County).

Fill

(see APPENDIX A [Section 30108])

Functional capacity

Functional capacity refers to the ability of a particular ecosystem to be self-sustaining and to maintain natural species diversity (also refer to page 17).

Healthy populations

The phrases, "... healthy populations of all species of marine organisms ..." and "... optimum populations of marine organisms ..." (Sections 30230 and 30231, respectively) refer generally to the maintenance of natural species diversity, abundance, and composition.

Hydric soil

Hydric soils are soils that for a significant period of the growing season have reducing conditions* in the major part of the root zone and are saturated** within 25 cm of the surface. Most hydric soils have properties that reflect dominant wetness characteristics, namely, they have immediately below 25 cm dominant colors in the matrix as follows:

1. If there is mottling, the chroma is 2 or less.

2. If there is no mottling, the chroma is 1 or less.

("Wet Soils of the United States" (draft copy), January 9, 1980, United States Department of Agriculture, Soil Conservation Service.)

Hydrophytic plant

Any plant growing in water or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content (i.e., plants typically found in wet habitats).

Lake

A lake is a confined, perennial water body mapped by the United States Geologic Survey on the 7.5 quadrangle series, or identified in a local coastal program.

Mesophytic plant

Any plant growing where moisture and aeration conditions lie between extremes (i.e., plants typically found in habitats with average moisture conditions, not usually dry or wet).

Optimum populations

(see definition of "healthy populations" above)

Riparian habitat

A riparian habitat is an area of riparian vegetation and associated animal species. This vegetation is an association of plant species which grow adjacent to freshwater watercourses, including perennial and intermittent streams, lakes, and other bodies of fresh water (see also APPENDIX D).

River or Stream

A "river or stream" is a natural watercourse as designated by a solid line or dash and three dots symbol shown on the United States Geological Survey map most recently published, or any well-defined channel with distinguishable bed and bank that shows evidence of having contained flowing water as indicated by scour or deposit of rock, sand, gravel, soil, or debris.

Vernal pool

A vernal pool may be defined generally as "... a small depression, usually underlain by some subsurface layer which prohibits drainage into the lower soils profile, in which, during the rainy season, water may stand for periods of time sufficient to prohibit zonal vegetation from developing. The habitat is intermediate in duration or inundation between marshes (never or only rarely dry) and most zonal communities (never or only rarely submerged)." ("The Vegetation of Vernal Pools: A Survey." By Robert F. Holland, Department of Agronomy & Range Science, University of California, Davis. Published in, Vernal Pools: Their Ecology and Conservation. A Symposium Sponsored by the Institute of Ecology, University of California, Davis, May 1-2, 1976).

Wetland

(see APPENDICES A and D [Section 30121])

Xerophytic plant

Any plant growing in a habitat in which an appreciable portion of the rooting medium dries to the wilting coefficient at frequent intervals (i.e., plants typically found in very dry habitats.)

* Reducing conditions means soil solution is virtually free of dissolved oxygen.

** A soil is considered saturated at the depth at which water stands in an unlined borehole or when all pores are filled with water. Soils (temporarily) saturated as a result of controlled flooding or irrigation are excluded from hydric soils.

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APPENDIX 4

ARCHAEOLOGICAL GUIDELINES (1980)

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California Archaeological Site Survey
Regional Office
Central Coast Counties

Cabrillo College, 5500 Seaver Drive
Aptos, Ca 95003 (408) 423-6294

SAN FRANCISCO
SAN MATEO
SANTA CRUZ
SANTA CLARA
SAN BENITO
MONTEREY
SAN LUIS OBISPO

Dear Planners, Agencies, and Consultants,

This letter is intended to answer a number of inquiries we have had concerning the nature and function of the California Archaeological Site Survey, Regional Office #1. The Regional Office is the archival repository for archaeological data from the seven counties listed in the letterhead. We maintain data on both archaeological site survey reports and reports on archaeological work done in the area including both positive and negative data. We are a part of the State Historic Preservation Office and subject to directives from that agency. The archival data is utilized in the course of 1) scientific research 2) project planning, and 3) review. Access is to qualified researchers who meet the requirements as prescribed by the State Historic Preservation Office (Access Policy enclosed).

Scientific research includes graduate and undergraduate scholastic projects, data searches for academic projects, and various studies that will contribute to knowledge of historic and prehistoric archaeology not directly related to project planning.

Project planning is associated with cultural resource management (CRM) as concerns California Environmental Quality Act requirements. Planners who are involved in preparing E.I.R.s and E.I.S.s retain professional consultants in the course of meeting C.E.Q.A. data requirements. Cultural resources is one of the components of such reports that are handled by professional archaeologists. The archaeologist would normally research the archival records prior to field work as we have the most complete files available. The subsequent report would be sent to the Regional Office by the consultant to maintain the archives as well as being part of the E.I.R./E.I.S. Thus, valuable information is supplied to both planners now and to future researchers on particular areas. Planners can submit in writing, the project description and the Regional Office will make recommendations concerning the need for an archaeological consultant. We also provide a list of professional archaeological consultants (Consultants list enclosed).

The review process concerns only archaeological components and can be generally divided into two categories, impact statement review which is involved with identifying omissions and inadequacies as concerned with the archaeological component of impact statements, and assessment of adequacy of archaeological professional reports.

As a Regional Office the public we serve includes city, county, state and federal government agencies, private developers, consulting firms, professional archaeologists, academic institutions and occasionally, local businesses, groups or individuals. Most often services are handled by phone for professional researchers with credentials on file or by letter for other categories of research.

Review
of
archaeological
requirements

Page 2

A modest fee is charged for project planning research which enables the Regional Office to employ persons with the sufficient archaeological background necessary to the efficient ongoing maintenance of the archival repository. The fee structure is \$25 for the first hour and \$25 for each additional hour of portion thereof. There is a 10¢ per page charge for xerox copies.

The existence of the Regional Office archives provides an unprecedented opportunity for public involvement and contribution to a scientific approach of gathering archaeological data. Maintenance of such an archives insures that the data generated by local archaeologists is not lost in various governmental offices but accrues to the scientific and general good. We are happy to answer any inquiries on how the office may be of service to you or to your organization.

Sincerely,

Rob Edwards

Rob Edwards - Regional Officer

enclosures

OFFICE OF HISTORIC PRESERVATION

DEPARTMENT OF PARKS AND RECREATION

POST OFFICE BOX 1370

SACRAMENTO, CALIFORNIA 95811

(916) 445-8006

March 27, 1980



Subject: Policy concerning Archeological site Designation
Date Effective: May 31, 1980


There is a need within California for a common understanding between agencies, and between agencies and archeologists, in dealing with archeological sites. The Office of Historic Preservation has developed a program to fill this need. In co-operation with the archeological community and the Regional Offices of the California Archeological Site Survey, we have maintained and up-graded a comprehensive statewide inventory of archeological sites. In co-operation with the archeological community and the Regional Offices, we have begun to develop Regional Overviews and planning documents to assist planners and archeologists in their decisions concerning these values.

The success of both these programs is dependent on the co-operation and effort of you and your agency or firm, whether you are an archeologist, planner, engineer, or agency official. There are two things which can be done to assist this effort: (1) cooperate with the Regional Office by supplying him with information. This Office is the primary coordinating body for archeological information in that respective region. Decisions made by the Regional Office and the Office of Historic Preservation are based on this archeological information. (2) In all reports subject to environmental review, be sure that all archeological sites are referred to by a trinomial designation. This ensures that the recorded history of a site is taken into account. In addition the Regional Office will be aware of the site; this Office will be aware of the site, and; this information will be incorporated into future decisions concerning the archeology of the region.

In accordance with these concerns, I will need a trinomial designation for all archeological sites included in the following documents; (1) Requests for Determinations of eligibility, (2) Nominations for inclusion on the National Register of Historic Places or as a State Historic Landmark, (3) Applications for Grants-in-Aid funds, when applicable.

Processing of these documents will be delayed if site trinomials are not included. Thank you for your co-operation.

Sincerely,


Dr. Knox Mellon

State Historic Preservation Officer

Attachments: Regional Officer List
Criteria for Evaluation of Archeological Site Survey Records

STATE OF CALIFORNIA
OFFICE OF HISTORIC PRESERVATION

POLICY ON ACCESS TO ARCHAEOLOGICAL SITE RECORDS

I. The following individuals are qualified to receive archaeological site record data:

- A. Professional archaeologists meeting standards specified by the National Park Service, and students conducting scientific research.
- B. Planners employed by government agencies for purposes of preliminary project investigations.
- C. Qualified cultural resource managers employed by government agencies or public utility companies.
- D. Owners of identified archaeological sites.

II. All individuals will receive the data necessary to their research only on the express approval of the appropriate Regional Office. The Regional Office will maintain current lists of individuals who are allowed access to the site records.

III. In order to protect California's archaeological resources, the release of site record data must also be consistent with the following: a disclosure of scientific site location information in public documents within their jurisdiction or agency without prior consent of the Regional Office of State Historic Preservation Office.

IV. The Regional Offices have the authority to deny access to archaeological site record data for cause. The following reasons may constitute grounds for such a denial:

- A. Lack of proof of proper qualifications.
- B. Inadequate justification to receive such data (e.g. scientific research or specific project planning is not involved).
- C. Previous abuse of confidentiality of records.
- D. Failure to provide Regional Offices with written requests and complete site records resulting from previous field reconnaissance and investigations.

V. The Regional Offices will respond to the State Historic Preservation Office, or later than 10 days after an individual is refused site record data, the site and affiliation of the individual, and the reasons for the action.

VI. The Regional Offices may charge a reasonable fee, either assessed for copying the record data or for handling the data submitted regarding application of a qualified institution or agency.

California Archaeological Site Survey
Regional Office
Central Coast Counties

Cabrillo College, 6600 Soquel Drive
Aptos, Ca 95003 (408) 425-6234

SAN FRANCISCO
SAN MATEO
SANTA CRUZ
SANTA CLARA
SAN BENITO
MONTEREY
SAN LUIS OBISPO

June 1, 1980

To whom it may concern:

One of the original functions of the Regional Centers was the coordination of archaeologists for the Society for California Archaeology. The Regional Office continues to receive requests for a list of firms and individuals who do this type of consulting for this area.

We have prepared the following list following State Historic Preservation Office policy of using names from two groups who have prepared broader lists, one statewide, one nationwide. These lists are a state listing of Consultants by Society for California Archaeology, and a national, somewhat more rigorous "certification" by the Society of Professional Archaeologist (SOPA). These are based on the 1980 Directories on file here.

The following list is provided with no evaluation. It is merely a list of minimally qualified consultants and/or firms from the above Directories who have agreed to meet minimum requirements regarding data access and have asked to be listed at this Regional Office. This list should not be construed as an endorsement for those listed.

ARCHAEOLOGICAL CONSULTANTS

SOPA Certification and SCA listing

Archaeological Consulting
627 Baumann
Castroville, Ca. 95012
(408) 633-2157

Basin Research Associates
4001 Fruitvale Ave.
Oakland, Ca. 94602
(415) 531-6074

Greenwood and Associates
725 Jacon Way
Pacific Palisades, Ca. 90272
(213) 454-3091

SOPA listing only

Wasted, Inc. (Bill Breec)
130 E. Main St., Suite 130
Tustin, Ca. 92680

Ann S. Peak & Associates
3167A Belvedere Ave.
Sacramento, Ca. 95826

SCA listing only

Archaeological Consultants
1464 LaPlaya
San Francisco, Ca. 94122
(415) 673-6023 X 198

Archaeological Planning
Collaborative
1050 Northgate Dr. #554
San Rafael, Ca. 94902
(415) 479-3370

Archaeological Resource
Management
496 N. Fifth St.
San Jose, Ca. 95112
(408) 295-1373

Chavez, Inc.
457 Edgewood Dr.
Mill Valley, Ca. 94901
(415) 388-3688

Robert L. Hoover
1144 Bucon St.
San Luis Obispo, Ca.
(305) 544-0176

SCA Listing only

Vance G. Banta
Mary Ellenman Smith
Historical Consultants
3 West Street
San Rafael, Ca. 94901
(415) 456-4837

Heritage Research Associates
1304 Grove St.
Berkeley, Ca. 94709
Maryanne Fazio (408) 333-3529
or (415) 326-7209

REGIONAL OFFICES
CALIFORNIA ARCHEOLOGY SITE SURVEY
OFFICE OF HISTORIC PRESERVATION
PO Box 2390
Sacramento California 95811

January 1980

Coordinator: William C. Seidel
(916) 445-8006

REGIONAL OFFICE

Mr. Rob Edwards
Cabillo College
5500 Sequel Drive
Aptos CA 95003
(408) 425-6294

Dr. Mark Kowta
California State University, Chico
Chico CA 95926
(916) 895-6192

Dr. Dudley Varner
California State University, Fresno
Fresno CA 92740
(209) 487-2018

Mr. Jay Von Werthof
Imperial Valley College Museum
442 Main Street
El Centro CA 92243
(714) 352-1667

Archeological Survey
University of California, Los Angeles
Los Angeles CA 90024
(213) 825-7411 Call: Martin Rosen

Dr. Phil Wilks
Archeological Research Unit
University of California Riverside
Riverside CA 92521
(714) 787-3885

Mr. Gerald Johnson
California State University Sacramento
Sacramento CA 95819
(916) 454-6070 Call: Maryanne Russo

COUNTIES

Monterey, San Benito, Santa Clara
Santa Cruz, San Mateo, and
San Francisco, San Luis Obispo

Siskiyou, Modoc, Trinity, Shasta
Lassen, Tehama, Glenn, Butte
Plumas

Fresno, Kings, Madera, Tulare

Imperial

Ventura, Los Angeles, Orange

Riverside, Inyo, Mono

Amador, El Dorado, Sacramento
Placer, Nevada, Sierra, Yuba,
Colusa, Sutter, Yolo, Solano

REGIONAL OFFICE

COUNTIES

Dr. Gerald A. Smith
San Bernardino County Museum
2024 Orange Tree Lane
Redlands, CA 92373
(714) 792-1334

San Bernardino

Dr. L. Larry Leach
San Diego State University
San Diego, CA 92182
(714) 235-6300 Call: Mr. Underwood

San Diego

Dr. David A. Fredericksen
California State College, Sonoma
Rohnert Park CA 94928
(707) 664-2381

Del Norte, Humboldt, Mendocino,
Sonoma, Lake, Alameda, Contra
Costa, Marin and Napa

Dr. Lou K. Nagreen
California State College, Stanislaus
Turlock CA 95380
(209) 633-2127 or 633-2307

San Joaquin, Calaveras, Alpine,
Tulare, Mariposa, Merced, and
Stanislaus

Dr. Robert Schiffman
Yakima Valley College
1201 Panorama Drive
Yakima Valley CA 93705
(309) 395-4271

Yakima

Dr. Michael A. Glassnow
University of California, Santa Barbara
Santa Barbara CA 93106
(805) 961-2094 or 961-2297

Santa Barbara

CALIFORNIA ARCHAEOLOGICAL SITES SURVEY
OFFICE OF HISTORIC PRESERVATION

Criteria for the Evaluation of Archaeological Site Survey
Records Submitted for Inclusion in the Statewide Survey

Each archaeological site record shall be reviewed and evaluated using the following criteria to insure the accuracy and completeness of the survey's data. Site survey records which do not provide the required information should be returned to their preparator for correction or attachment of supplemental information. (In the case of previously recorded site survey records, Regional Offices will be responsible for updating any inadequate records they may have in their files.)

A complete archaeological site survey record has three parts: 1) a site survey record form; 2) a detail(ed) site sketch map and; 3) a site location map xerox copy of a portion of the appropriate USGS Quadrangle Map showing the location of the site (as recorded by the site recorder). Each site survey record must contain all its components before it will be accepted for inclusion as part of the survey data. An exception to the above statement will be made whenever an aggregate of sites are reported for a small geographic area during a systematic reconnaissance.

The information categories listed below do not address all categories of information which may be required to meet academic research needs. The Office of Historic Preservation wishes to stress that these criteria represent the minimal information necessary to proper management and protection of the state's archaeological properties. Office of Historic Preservation would recommend that in lieu of a regional site survey record form, if such a form does not exist, that the site survey record form currently in use by the Department of Parks and Recreation be utilized to record archaeological properties.

- I. Site Survey Form - This form must provide response spaces for the following categories of information.
 - A. Official Site Trinomial - Should be placed in upper right hand corner of form.
 - B. Site Locational Information
 1. Rectangular System of Survey References - Township, Range, Quadrants of a section to the nearest 1/16 of the section, and section.
 2. Universal Transverse Mercator Grid References - One UTM reference point must be given for all sites covering an area of less than 10 acres. Sites covering an area of 10 acres or more must have a UTM reference point for each corner along its boundary. Full UTM reference point coordinates must be given.

3. Verbal Description - This section should provide a mental map to anyone trying to relocate the site. References to surrounding landmarks and "permanent" modern features should be provided in conjunction with information concerning their direction and distance from the site.

C. Contour Elevation

D. Ownership

1. Owner's name (In the case of public ownership, the agency having responsibility for the land should be given).
2. Owner's address

E. Reference to Systematic Survey (if applicable).

1. Name of project
2. Date survey was conducted

F. Description of Site

1. Site dimensions
2. Estimated surface area of site
3. Estimated or known depth of deposit, if applicable
4. Condition of site i.e., undisturbed, partially destroyed, etc.
5. Site attributes i.e., midden/habitation debris, lithic scatters, etc.
6. Temporal placement of site
7. Cultural placement of site

II. Archaeological Site Sketch Maps - Sketch maps should provide a clear picture of the site's surface manifestations and their relationships to each other and the surrounding environment. The following information should be provided on all sketch maps:

1. Site number
2. Legend
3. Scale
4. North arrow
5. Exact measurements between key features of the site and its environment; these measurements should include horizontal distances and compass bearings.

III. Site Location Map - This map should be a section portion of a USGS Quadrangle Map upon which the property location has been marked. Preferable scale for site location is 1:24,000; however, 1:62,500 scale maps will suffice when the former is not available.

The following reference information should be provided:

-3-

1. Site number
2. Map name and scale
3. North arrow
4. If any symbols are used, provide key or legend.

AEP ANNUAL CONFERENCE
MARCH, 1980
ASILOMAR, CA

TYPES OF ARCHAEOLOGICAL REPORTS
PLANNERS CAN EXPECT AND WAYS
TO REVIEW AND EVALUATE THEM

BY

JACQUELYN M. COOPER

REGIONAL OFFICE
CENTRAL COAST COUNTIES
CABRILLO COLLEGE
APTOS, CA

Toward the end of the last Ice Age, the ancestors of the California Indians left Asia, crossed the Bering Straits into North America, and filtered south into California. The pervasive mountain ranges and lack of navigable rivers encouraged isolation and diversification among the aboriginal groups resulting in extremely different physical characteristics and great variation in cultural evolution. The variation range for California Indians included some of the tallest and some of the shortest Indians on the continent. They spoke 133 different dialects from 21 linguistic subdivisions of 7 basic language groups. The story of human occupation in the central coast counties goes back at least 10,000 years, and constitutes an important segment of the total history of mankind.

As a singular species, we are all products of history. Knowledge of our past is necessary to successfully planning and shaping our future. California's history is well preserved in texts and photographs, but, the 10,000 years before that requires expertise and patience in gleanng data from the deposits of human occupation.

In recent years, a growing concern for preservation of the past has produced laws and regulations pertaining to protection and preservation of cultural resources on the local, state, and federal levels. Communities are concerned with local history, counties are concerned with the varying components of prehistory and historical context, and state and national level governments are concerned with preserving the rich diversity of cultures that have existed on the North American Continent. The National Environmental Quality Act of 1970 designates the inclusion of an archeological evaluation to assist in identifying the impacts a project will have on the environment, particularly when Federal funds are involved. The California Environmental Quality Act (based on NEPA) has brought concerns for such resources to the attention of state, regional, and local planners, even when Federal funds are not involved. Difficulties arise when the planners, who as we all know, are expected to be all things to all people, have to deal with archaeological or other cultural resources in a professional manner. What I hope to do is to lift the veil of archaeological mystery just a little, and show what the archaeological community (in conjunction with planners) have developed as basic needs for reports.

There are several types of reports that can be expected when an archaeologist is required to evaluate a project for cultural resources. The following is a basic list of archaeological report types that a planner might anticipate. Each is discussed followed by suggested means of review and evaluation by non-archaeologist staff.

ARCHAEOLOGICAL REPORT TYPES

1. Literature/archival search and research
2. Preliminary or intensive field reconnaissance
3. Subsurface/secondary testing and evaluation of significance
4. Mitigation plans and procedures

1. Literature/archival search and research

This type of report provides background information on a particular area without field reconnaissance. A planner or private property owner can contact the Regional Office for a check on a particular parcel. There is a fee for any project specific planning use. The minimum scope of information that one could expect from the Regional Office includes:

- known sites on specific parcel
- list of previous surveys on parcel, if any
- the probability of finding sites, i.e., the sensitivity on the parcel
- recommendations for further research, if needed

If there are historic resources concerned with a parcel, archival searches of historic reconstruction could be quite involved. This could include tracing ownership, structural changes and architectural uniqueness. Archival research can vary greatly depending on the nature of the project and the parcel. There are research projects where the archival research can be the end product such as in the preparation of a sensitivity map or if a negative survey report has already been completed for a project area. An example would be a Bay Area County Parks and Recreation Department which advertised a scope of work for 3 parks. A check of the Regional Office records showed that 3 had been surveyed and paid for by the same Parks Dept. within the previous 1 to 3 years.

Access to Regional Office data is according to statewide access policy of the State Historic Preservation Office (SHPO).

REVIEW/EVALUATION OF ARCHIVAL SEARCH

The evaluation of the archival research data should center on its inclusiveness and its utility for the specific project. There are a number of archives that have a variety of data in content and in completeness. Any archival search which does not include use of the appropriate Regional Office and any historic research that does not use local historical sources should not be considered adequate.

Reports dealing with prehistoric resources should include:

- Regional Office archives search
- local historic maps such as Sanborn
- published histories or a local historic archives such as the San Jose Historical Museum
- inventories of local, state, or Federal, on recognized historic sites

Regional Office #1 has National Register sites mapped. Those of you who have checked the published list know that most are deliberately vague in giving locations.

The use of SHPO and/or Parks and Recreation Department files as an archival search are not sufficient for two reasons:

- 1) SHPO does not have the staff to do more than file data; there is no indexing.
- 2) Sacramento does not receive data from Regional Offices more than 2 to 4 times a year, so these files are not current.

2. Preliminary or intensive field reconnaissance

There are several different types of archaeological field reconnaissance procedures (King, and Leonard, 1973). They include:

Preliminary Field Reconnaissance: Relatively superficial inspection of impact area. Some of the following techniques are used and the report should include an explanation of why a particular technique was used.

- a. Uncontrolled Intuitive Reconnaissance. A "spot-check" of probable areas for human habitation based on such criteria as slope, access to nearest water, etc.
- b. Controlled Intuitive Reconnaissance. Check of areas known to be probable ones for cultural resources based on settlement pattern data.
- c. Controlled Sample Reconnaissance. Survey of a stratified random sample of an area.

Page 7

Intensive Field Reconnaissance: Comprehensive inspection of all surfaces.

- a. General Surface Reconnaissance. Inspection of all visible surfaces that can be reasonably be expected to contain resources.
- b. Controlled Sample Reconnaissance. Inspection of all visible surfaces that can be reasonably be expected to contain archaeological resources over a large area.
- c. Complete Reconnaissance. An investigation of every visible surface of a project area.
- d. Subsurface Reconnaissance. Exploration of subsurface by means of test units, auger boring or mechanized cutting.

Mixed Strategy Reconnaissance: Utilizing different approaches in different parts of the study. The various types of surveys should be specified and the reasons for utilizing them justified.

The preliminary or intensive field reconnaissance report is designed to provide practical information on archaeological resources in the early stages of planning at a minimum cost.

REVIEW/EVALUATION OF PRELIMINARY OR INTENSIVE FIELD RECONNAISSANCE

The preliminary archaeological reconnaissance report must be prepared by a qualified professional archaeologist (See Qualifications Section). The report should include the following information:

- explanation of why the project was performed
- archival/records check at appropriate Regional Office
- description of project area including USGS quad map
- detailed description of methodology, findings, and recommendations
- list of persons involved in each stage of project
- statement of authors qualifications

When a report lacks the above information or is not very specific about information, it is possible to request an evaluation of the report or the qualifications of the consultant by the Regional Office or the State Historic Preservation Office.

3. Subsurface/secondary testing and evaluation of significance

When an archaeological site is located during a survey or is known to exist on a parcel, the permit process usually requires determination of the site boundaries, the nature, composition, the significance of the resource, and recommendations for mitigation.

Secondary testing can be avoided on a project when it can be documented that there will be no impact on the resource. Such documentation might include placing the resource as part of an open space, scenic, or archaeological easement or through a deed restriction. When impact on a resource cannot be avoided, secondary testing will be necessary to forming a mitigation plan. Secondary testing includes the following types of investigations:

1. Boundary Location. Techniques include:

- Detailed surface examination and mapping.
- Systematic surface collection and mapping.
- Systematic auger sampling or other subsurface testing of site peripheries.
- Chemical analysis and testing.

2. Subsurface Testing. Brief excavation of test units to provide information on the composition and integrity of the resource with minimum disturbance to the site.

Secondary testing reports will include the following:

- Preparation (and review) of a research design prior to fieldwork.
- Gathering data related to the research design questions.
- Detailed analysis of gathered data.
- Provisions for curation of gathered data.
- Preparation of report outlining all procedures, including:
 - Description and discussion of the data.
 - Statement of the significance of the resource. (see below)
 - Discussion of project alternatives.
 - Conclusions and specific recommendations.

The determination of significance requires detailed knowledge of:

- Time period (s) during which the site was occupied and the contents of the site.
- Previous archaeological research in the immediate area and in the general vicinity of the resource.
- The nature of the archaeological record as it survives in the project area, general vicinity, and the region.
- Research questions which are or may be applicable to the site.
- Current legislation, guidelines, and professional practices which pertain to the estimation of significance.

The significance of some sites is very obvious as in an elaborate Chumash rock art site. Others will be more difficult to determine. Some have been damaged to the extent that significance that was there is lost. The degree of significance will have to be determined and documented through research and archaeological testing.

Traits which may be used to determine significance are:

- Research Potential - The degree to which the site is important to history or prehistory as determined in context with other research questions.
- Integrity - The intact condition of the resource helps determine integrity as does the interrelationships of the components of the site. Even minor disturbance results in the great loss of information.
- Temporal Affiliation - Some time periods are more significant than others. A general rule is that a site increases in significance as it increases in age.
- Relative Scarcity - Some types of sites are extremely rare and significance increases in proportion to relative scarcity.
- Community Significance - A site which is a member of a inter-related group of sites will have greater significance, just as the pages of a book are considered more significant together rather than individually.
- Legal Significance - A site which is eligible for the National Register of Historic Places is afforded specific legal protections. Other Federal, state, and local laws, regulations, and ordinances apply specifically or in general to archaeological resources.
- Ethnic Significance - This applies to an archaeological site which has religious, mythological, social, historical, or other special importance to a discrete population.

REVIEW/EVALUATION OF SECONDARY TESTING

Secondary testing reports are at the level of "technical reports". An agency or firm should, whenever possible, have a professional review the report for them. This can be done in a variety of ways. Santa Cruz County in the past (1972 - 1979) has had a professional archaeological advisor. It is possible to ask SHPO or the Regional Offices to review the report on a time available basis for agencies who do not have formal relations with a Regional Office. But, the review may not be completed in time to be relevant.

4. Mitigation Plans and Procedures

The mitigation plan is a formal document specifying how an archaeological resource will be handled, given the impacts of a project. The mitigation plan will specify in detail the steps which will be taken to preserve the site or to mitigate damage which cannot be avoided.

As the public has become increasingly aware of the value of archaeological information, the field of cultural resource management has evolved from exploratory excavation to a general attempt to protect this non-renewable resource whenever possible. The mitigation plan is now one of the primary tools for the protection of significant archaeological sites which are threatened by adverse project impacts. In almost all cases this can be done without stopping the project. This document would be prepared by a professional archaeologist and submitted for review to the appropriate regulatory agencies, the Regional Office, and to the State Historic Preservation Office.

Some examples of specific mitigation techniques include:

- Relocation of project impacts. A minor redesign of the project can often avoid impact on an archaeological resource. This could be done through inclusion of open space, landscaping, or covering the site with a layer of fill and asphalt to create a parking lot.
- Burial of the site. A site may be covered with a layer of fill sufficiently thick to insulate it from impact. Structures could be placed on top.
- Archaeological salvage. When a project impact cannot be avoided and the impacts will be extreme, it may be necessary to conduct a large scale archaeological salvage operation. This is seldom done and a poor alternative both from the archaeological point of view as well as from a fiscal point of view.

QUALIFICATION FOR ARCHAEOLOGICAL CONSULTANTS

In order to maintain high professional standards and continuity within the discipline of archaeology, it is essential that minimal qualifications for archaeological consultants be established and practiced. The current accepted standards are those existing for the Society of Professional Archaeologist, the Society for California Archaeology, and the Department of the Interior, as found in 16 DFR 66 and in 36 DFR 65. The minimal professional qualifications in archaeology are:

1. A postgraduate degree in Archaeology, Anthropology, or a closely related field with a specialization in Archaeology, except where an equivalency to such a degree can be documented.
2. Demonstrated ability to carry research to completion, usually evidenced by timely completion of theses, research reports, or similar documents.

3. At least 16 months of professional experience and/or specialized training in archaeological field, laboratory or library research, administration, or management, including at least 4 months experience and/or specialized training in the kind of activity the individual proposes to practice.
4. Demonstrate connection with an institution or organization with facilities for storage and care of archaeological data and materials.

REVIEW AND EVALUATION OF QUALIFICATIONS FOR CONSULTANTS

When considering an archaeological consultant, one important way to evaluate them is through their association with one of two organizations: 1) The Society of Professional Archaeologist and 2) The Society for California Archaeology. A listing with either organization indicates a minimum level of training and experience. If they are not listed by these organizations, you may want to make a direct inquiry to the organizations, or the Regional Office or SHPO, to see if the consultant does meet minimal standards. An excellent example is a local collector in the Monterey/Pacific Grove area who has tried to do archaeological consulting. This has caused considerable bureaucratic time delays in dealing with inadequate reports, delays and additional cost for the applicant.

REFERENCES

Breschini, G. &
Saveriano, T.
1979

Archaeological Overview of the Central
Coast Counties - Santa Clara

Edwards, Rob
1979

Recommendations for Procedures and Guidelines
Archaeological Consultant Qualifications.
Prepared for Santa Clara County

1979

The California Directory of Archaeological
Consultants. The Society for California
Archaeology.

1976

Directory of Professional Archaeologist,
4th Edition. Society of Professional
Archaeologist.

5

ARCHAEOLOGICAL INVESTIGATIONS AT CHARLIE COUNTY PARK IN THE SANTA MONICA MOUNTAINS, LOS ANGELES COUNTY, CALIFORNIA.

The Northridge Archaeological Research Center will soon begin a series of archaeological investigations in the upper reaches of Encinal Canyon, on the southern flank of the Santa Monica Mountains near the Ventura County line. These investigations will focus on a group of rockshelters and open-air sites located within the boundaries of the County Park. All sites within the Park will be located, mapped, and sampled, but excavation will be limited to only one, or possibly two, small areas. Primary interest centers around a small, undecorated rockshelter, LAN-472, which has a deep (70 cm), stratified shell midden, and has yielded a large quantity of beads and faunal remains. This shelter has also produced a limited occupational assemblage including milling equipment, flake tools, and projectile points with associated debitage. A few worked pieces of bone and marine shells have been found (pierced bird claw, shark centrome ring, worked cowries and abalone shell). Two hearths, and a number of other features, have also been located at LAN-472.

At this time, at least three additional archaeological sites are known to exist within the Park boundaries, only two of which are recorded localities. All localities yielding archaeological materials will be recorded and mapped, and surface sampled whenever possible.

Our principal research efforts will be directed at developing a basic understanding of the prehistoric subsistence and settlement patterns represented at these sites. The following specific research projects will be undertaken:

1. Definition and demonstration of internal (vertical and horizontal) stratigraphy within the LAN-472 midden deposit.
2. Identification of microfaunal and microfloral materials (floatation of hearth materials).
3. Characterization of the natural environment including floral, faunal and lithological units in the vicinity of the sites.
4. Identification of the sources of the lithic artifact materials recovered from the sites in Encinal Canyon drainage.
5. Development of a model which describes the Late Horizon exchange system operating in the Encinal drainage, and the products involved in the system.

Persons interested in participating in the NARC project, or who have research interests in this area, are encouraged to contact the project director, John Romani, at the Research Center at Cal State Northridge — phone (213) 885-3575, or write to the NARC c/o the Department of Anthropology, CSUN.

Work is scheduled to begin in early January and continue for approximately two months. Field work and laboratory work will run concurrently, and all recovered materials will be stored at the CSUN Research Center until other arrangements are made with the County Park for a permanent display and interpretive center.

Clay A. Singer
Director
Northridge Archaeological
Research Center

December 18, 1979

2

STATEMENT CONCERNING THE CONDUCT OF ARCHAEOLOGY
WITHIN THE GREATER LOS ANGELES-VENTURA COUNTY AREA
(CHUMASH AND GABRIELINO CULTURE AREAS).

In order to foster cooperation and communication between archaeologists and Native Americans, representatives of several local Indian organizations and the Northridge Archaeological Research Center at C.S.U.N. are requesting that all archaeologists conducting field research or contract work in the Los Angeles and Ventura County areas (i.e., the Southern Chumash and Gabrielino culture areas) kindly notify the Research Center and the Candelaria American Indian Council. Whenever possible, notification of pending fieldwork should be made at the beginning of a project, not during or after the fieldwork has been completed.

Archaeologists and researchers are requested to follow a simple set of recommended procedures outlined below. These procedures apply to all projects involving prehistoric, proto-historic and/or early historic archaeological sites.

1. Before a project begins field operations, notify the nearest Native American organization with jurisdiction in the area in question. In the LA-VEN area contact either Candelaria or Charles Cooke of Newbury Park.
2. At the same time, or before, notify in writing the local research facilities and primary researchers in the area. A simple notice or form letter should be sent to the following: U.C.L.A. Archaeological Survey, C.S.U.N. Northridge Archaeological Research Center, Pacific Coast Archaeological Society, Ventura County Archaeological Society, S.C.A. District VII Coordinator, and other appropriate groups, units, and institutions.
3. If you plan to do any type of digging or excavation, plan to have a Native American Monitor on-site whenever such work is being done. Candelaria Council can arrange to have one or more Indian Monitors on-site to observe and aid the work during excavation of auger holes, test

pits, trenches, or exposures. Monitors may or may not take part in actual excavation (digging), depending on the individual involved, and the particular situation.

4. Human burials should not be removed from the ground without specific authorization from Native American religious authorities contacted through the Native American(s) working at the site. Burials removed from sites, and any other human bones recovered during excavations, should be analyzed as quickly and thoroughly as possible, and reburied by religious authorities as soon as feasible. The local office of the County Coroner should also be informed when burials are located.
5. Power equipment, such as backhoes, bulldozers, or trenchers, should not be used on identified, known, or recorded archaeological deposits, except as a means of removing or moving non-cultural deposits such as fill, paving, and overburden. All excavation should be done by hand, and all excavated material should be screened with 1/8 inch mesh or finer screen.
6. Copies of all notes, records, maps, and manuscripts should be made available to interested archaeologists and Native Americans involved in the area. Collections should be processed and stored in the area of origin whenever possible. Arrangements can be made to process and store some collections at the Museum of Anthropology, Northridge Archaeological Research Center, C.S.U.N. Research materials are also available at other institutions (documents and collections at U.C.L.A., C.S.U. Long Beach, C.S.U. Dominguez Hills, C.S.U. Los Angeles, Cal Poly Pomona, Ventura College, Pierce College, Moorpark College, etcetera).
7. All contacts and consultations should be adequately documented with copies provided to all involved parties.
8. Native American Monitors, tribal elders, and religious authorities should be permitted ready access to any and all aboriginal materials collected during a project.

APPENDIX 5

PALEONTOLOGICAL GUIDELINES (1980)

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6 Feb. 1980



Dear Kaheryu:

Enclosed are copies of various paleontological
salvage plans, qualification guides, etc. for Los Angeles
and Orange Counties.

I hope this will be of assistance
in formulating your coastal-use plan.

Sincerely,

Bruce Wellen
Assistant Curator
Vert. Pale.

NATURAL HISTORY MUSEUM LOS ANGELES COUNTY

Los Angeles County Museum of Natural History • 900 Exposition Boulevard • Los Angeles, California 90007 • tel (213) 744-3414
George C. Page Museum • Hancock Park • 5801 Wilshire Boulevard • Los Angeles, California 90036 • tel (213) 933-7451

C. Paleontological

The attached Paleontological Site Map (Figure AHP-2) indicates ~~areas~~ ^{localities} known to contain fossils. However, other ~~localities~~ ^{localities} may also have fossils. The following guidelines are intended to provide the necessary degree of specificity required for a draft EIR, ^{reg} ~~depend~~ upon location.

There are four (4) ^{reg} classifications of paleontological significance:

1. Known Sites (Numerical Identification) - This designation ~~designates selected~~ ^{indicates} known paleontological sites. For all projects that contain a numbered site, plans to preserve or excavate the site prior to construction should be made as a definite impact is indicated.
2. High Possibility - This designation represents the highest probability that paleontological material will be found. For all projects located in the immediate vicinity of a known fossil producing unit, one of the following will be required: ^{or}

a) A full paleontological evaluation will be required unless a statement to the contrary can be obtained from the Los Angeles County Natural History Museum.

or

b) A trained technician is retained for monitoring of excavations. ^{OK}

3. Low Possibility (~~Non~~-shaded areas of map and not in the vicinity of a known site) - This designation represents areas of sediment, rock units which have not been known to produce fossils. If fossils are unearth ^{or} during construction or site investigations, the Los Angeles County Natural History Museum should be contacted. In most cases, the following statement will suffice:

"According to the Paleontological Sites Map, based on data from the Los Angeles County Natural History Museum, the proposed project lies in an area of low probability that paleontological sites will be found. However, if fossils are unearth during any phase of construction the Los Angeles County Natural History Museum will be contacted and given ample time to evaluate and excavate if the Museum desires."

4. No Possibility (Shaded areas of map) - This designation represents areas of igneous or metamorphic rock and the chance of finding fossils is almost non-existing. In most cases, the following statement will suffice:

"According to the Paleontological Sites Map, based on data from the Los Angeles County Natural History Museum, the proposed project lies in an area of almost no probability that paleontological sites will be discovered and, therefore, no significant impact is indicated."

When a full paleontological evaluation is required, the "Recommended Guidelines for Preparation of Archaeological Impact Evaluations" (see page AHP3) are recommended to be followed where applicable.

If an EIR is required, a professional paleontologist or geologist with paleontological training and a Bachelors or Masters degree must be used. Acceptable salvage can be accomplished by a person properly trained in paleontology. Faculty, staff and advanced students in geology and paleontology at USC, UCLA, Cal State Los Angeles, Cal State Long Beach, or the County Museum, can usually accomplish the latter, or direct you to someone who can.

D. Mitigation Measures

for the Southern California Academy of Science

1. In the event that any archaeological materials are discovered during the course of the planned development of the property, the UCLA Archaeological Survey should be notified of the discoveries so that their value may be adequately assessed, and a reasonable period of time permitted for their excavation.
2. When a Cultural/Historical Monument is impacted, the developer can offer the necessary funds to allow the Cultural Heritage Board to move the monument, if it is desirable.
3. When known/paleontological sites are involved or when the EIR states there is a good chance of discovering finds, the developer/landowner should budget funds to assist in on-site inspections during grading, salvage, etc. of specimens.
4. Submittal to designated museums, scientific personnel, etc. by developers/landowners copies of grading plans, site maps, pertinent sections of geologic reports made for site, pertinent sections of EIR relating to paleontological resources and salvage, and grading schedules.
5. On-site inspector is present at project at all times of original cutting of originally undisturbed fossil-bearing soil or rock units. Inspector may mark fossil materials

and divert construction equipment from them, may collect materials which he physically can, may call in volunteer salvage crews, paid salvage crews, or museum collecting crews and equipment.

6. Designated museum and/or scientific personnel may inspect construction site at any time, and may salvage and collect fossil materials, may bring volunteer/paid collecting crews and collecting equipment onto site, and may assist paid on-site inspector in collecting fossil materials.

7. Scientific specimens, artifacts, and other items of antiquity are to become the property of a public, non-profit, educational institution, museum, or school which can demonstrate the ability to permanently conserve the materials in a manner acceptable to the American Association of Museums and the Association of Systematics Collections.

References

1. UCLA Archaeological Survey
2. Los Angeles City Municipal Arts Department
3. Dr. Lawrence G. Barnes, ~~Associate~~ Curator, Vertebrate Paleontology, Los Angeles County Natural History Museum, 900 Exposition Blvd., Los Angeles, Calif. 90007.
4. "Simplified Map of Earth Materials", Plate VI, Seismic Safety Analysis, City of Los Angeles, J. H. Wiggins Company for the City of Los Angeles, April 1970.



Natural History Museum Los Angeles County

May 9, 1975

Mr. Robert Sutton
Department of City Planning
Room 655, City Hall
200 North Spring Street
Los Angeles, California 90012

Dear Mr. Sutton:

I am returning to you the city map with our localities marked. These localities have numbers which can be cited in correspondence and reports. Proper consideration cannot be given to paleontology when the only information at hand is a map lot, so please realize that a locality within a project area only indicates that more attention must be given to geology and possible types of fossils in the vicinity. Any project on terrain underlain by undisturbed sedimentary rock may have an impact on fossil resources, and must be covered in an EIR. Negative declarations can be accepted when the underlying material is artificial fill, igneous or metamorphic rocks (excluding tuffs), or if no cutting or trenching is intended and no known fossil deposits are buried. If a project involves cutting of sedimentary rock, particularly if this rock is potentially fossil-bearing, then monitoring of excavations should be arranged. Consulting geologists should be contacted regarding the nature of underlying rock units.

If I had to rank probability situations for fossil discoveries, it would be thus:

No possibility: project overlies igneous (excluding tuffs) or metamorphic rock, or artificial fill.

Low possibility: project overlies a sedimentary rock unit which has not been known to produce fossils. A museum should be contacted if fossils are unearthed.

Giles W. Mead, Director
C. F. Gehring, Assistant Director
Leon G. Arnold, Assistant Director

Los Angeles County Museum of Natural History
Exposition Park • 900 Exposition Boulevard • Los Angeles, California 90007 • telephone 746 0410



May 9, 1975

High possibility: project overlies a known fossil-producing unit and/or known sites are in the vicinity. Technicians should be retained for monitoring of excavations.

Known sites: plans should be made to preserve or excavate the site prior to construction.

Acceptable EIR's are prepared by professional firms who retain a paleontologist or geologist with paleontological training, and a Bachelor's or Masters degree. They should be reviewed by trained specialists in paleontology. Acceptable salvage can be accomplished by a person properly trained in paleontology: Faculty, staff, and advanced students in geology and paleontology at UCLA, USC, Cal. State Los Angeles, Cal. State Long Beach, or the County Museum can usually accomplish the latter, or direct you to some person who can.

Enclosed is an outline of procedures that should cover all points in a hypothetical project that might have maximum probability of destroying fossil resources. Not all projects require all the steps listed. The most important point is to get endangered fossil resources into a public museum as per the spirit of EPA.

I would like to ask that we be returned a copy of this map. We are being asked to provide the same data by the various engineering, flood control, and sanitation offices.

Sincerely,

Lawrence G. Barnes
Associate Curator
Vertebrate Paleontology

LGB:mb

Enclosures: Outline, map of city

Vertebrate Paleontologic Resources of Los Angeles County

August 8, 1977

Los Angeles County is one of the richest areas in the world for both fossil marine vertebrates (fishes, sharks, seals, sea lions, porpoises and whales), and land vertebrates from rocks deposited over the last 25 million years (Miocene, Pliocene and Pleistocene). Within the County is one of the richest and most famous fossil deposits in the world, Rancho La Brea. Although Rancho La Brea has been highly publicized, there are many other areas of Los Angeles County which contain equally important fossil occurrences, many of which have been destroyed or are now in danger of destruction.

The richness of fossils in Los Angeles County is due to several major series of events in the geologic history of the area. During Miocene and Pliocene time (25-3 million years ago) most of what is now the greater Los Angeles basin and the surrounding hills (Santa Monica Mountains, Repetto Hills, San Jose Hills, Puente Hills, Palos Verdes Hills, the San Fernando Valley, the Simi Hills, Santa Suzana Mountains, the Santa Clarita Valley and mountains surrounding) were all submerged below the Pacific Ocean. Thousands of feet of sands, muds and other materials were deposited on the ocean bottom over this entire area and millions of fish, sharks, marine mammals and shore birds were buried in these deposits as they died and sank to the bottom. Through time, many of these specimens became fossilized.

What is now the eastern end of the Santa Clarita Valley and the Soledad Canyon area was a large valley in which was deposited over 10,000 feet of terrestrial sediments. Many land animals became buried in these sediments and some became fossilized.

The area along Interstate 5 south of Gorman and most of the western Antelope Valley were both inland valleys in which thousands of feet of sediments were deposited.

During Pleistocene (Ice Age) times, forces within the earth elevated much of this area above the ocean and formed hills and mountains where the ocean bottom and valleys once existed. Erosion cut down through these older sediments as they were being uplifted to form the terrain we see today.

Consequently, there are over 1,100 known vertebrate fossil localities within the County, mostly in the hills. These localities are scattered within 697 square miles (17% of the County) of hilly terrain which contain fossil producing rock formations. In addition, the entire floor of the Los Angeles basin, San Fernando Valley and Antelope Valley are mantled with Quaternary sediments similar to those at Rancho La Brea. Approximately 90 square miles of the 687 square miles of fossiliferous terrain has already been completely graded and built on, mostly in the last 10 to 20 years. Of the remaining 600+ square miles, much is in immediate danger, particularly areas surrounding the Santa Clarita Valley, the western Santa Monica Mountains and the Puente Hills.

Harold K. K.

In contrast to archeologic sites, paleontologic sites are not necessarily destroyed by grading and construction if several simple precautions are taken. In fact, grading opens new rock exposures and thus increases the potential for discovery of new and often very well preserved fossil specimens. However, once destroyed, a fossil site is lost to everyone for all time. In this day when man has presumably risen to an advanced state, there is no excuse to willingly destroy what nature may have preserved for 25 million years.

The necessary steps to evaluate and preserve, if necessary, a fossil site are as follows.

1. Consultation with geologists, paleontologists, museums, etc. for evaluation of known paleontological resources, their relative value, and a plan for salvage, systematic collecting or preservation, all to be included in EIR.
2. If deemed necessary in step 1, site survey of project by trained person(s) who include(s) observable paleontological resources in environmental impact report (EIR).
3. Review action by governing agency (state, county, etc.) to assure that the above has been done.
4. Budgeting of funds by developer/land owner to assist in on-site inspection during grading, salvage, etc. of specimens.
5. Inclusion on grading plans of instructions to notify, assist, and cooperate with scientific personnel to effect salvage of fossils.
6. Notification of designated museums, scientific personnel, etc. by governing agency, in advance of pending construction sites.
7. Submittal to designated museums, scientific personnel, etc. by developers/land owners copies of grading plans, site maps, pertinent sections of geologic reports made for site, pertinent sections of EIR relating to paleontological resources and salvage, and grading schedules.
8. Notification of EIR writing company, designated scientific salvage personnel, and museum, of commencement of grading prior to actual start. If starting day is imminent, but not set, then notification should be made.
9. On-site inspection by person(s) approved of by designated museum(s) and/or scientific personnel. Said person(s) paid on hourly or daily basis by developer/land owner as per item 4. above, and wages, conditions, individual to be negotiated by developer/and owner and EIR writing company.
10. On-site inspector is present at project at all times of original cutting of originally undisturbed fossil-bearing soil or rock units. Inspector may mark fossil materials and divert construction equipment from them, may collect materials which he physically can, may call in volunteer salvage crews, paid salvage crews, or museum collecting crews and equipment.
11. Designated museum and/or scientific personnel may inspect construction site at any time, and may salvage and collect fossil materials, may bring volunteer/paid collecting crews and collecting equipment onto site, and may assist paid on-site inspector in collecting fossil materials.

12. Designated museum and/or scientific personnel may challenge qualifications or credibility of paid on-site paleontological inspector.
13. All fossil materials removed from construction site are to be deposited in the systematic collection of an established research oriented museum, with no sale price to the museum placed on the specimens.

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APPENDIX 6

GUIDELINES FOR THE IMPLEMENTATION OF THE
CALIFORNIA LAND CONSERVATION ACT OF 1965 (1989)

APPENDIX 6

GUIDELINES FOR IMPLEMENTATION OF THE CALIFORNIA LAND CONSERVATION ACT OF 1965 (THE WILLIAMSON ACT) - INCLUDING RULES GOVERNING THE ADMINISTRATION OF AGRICULTURAL PRESERVES AND LCA CONTRACTS

WHEREAS, the Land Conservation Act (LCA) of 1965, (the Williamson Act) and as subsequently amended, authorizes Counties to establish agricultural preserves and enter into contracts for land within agricultural preserves, and to adopt by resolution rules governing the administration of agricultural preserves, including procedures for initiating, filing, and processing requests to establish agricultural preserves; and

WHEREAS, the Williamson Act also authorizes the Board of Supervisors to appoint an advisory board to advise the Board of Supervisors on the administration of the agricultural preserves in the County and on any matters relating to contracts entered into pursuant to the Williamson Act; and

WHEREAS, the preservation of agricultural lands pursuant to the Land Conservation Act of 1965 (the Williamson Act) is in the best interest of the citizens of Ventura County;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the County of Ventura that these provisions will govern the administration of the agricultural preserves, including processing applications for establishment of agricultural preserves, execution of new LCA contracts, and all entitlements and divisions of land within an agricultural preserve and under an LCA contract.

AND BE IT FURTHER RESOLVED, that these provisions shall supersede and replace Board Resolutions dated February 23, 1971, March 30, 1971, and August 3, 1971, and shall apply to all new and existing contracts.

I N T E N T

1. PRESERVE AND PROMOTE AGRICULTURE

The County establishes and expands agricultural preserves and enters into Land Conservation Act (LCA) contracts based on its desire to discourage the premature and unnecessary conversion of agricultural land to other uses, to preserve its agricultural resources, and to promote the continued health of the County's agricultural operations. It is the County's specific intent to enter into contracts with parties to preserve and promote bona fide commercial agricultural operations which rely on an optimal combination of soils, climate, water, topography, and parcel size and configuration to survive and prosper. To do so, the County intends to safeguard areas of the County which contain such favorable combinations. It is also the County's intent to allow compatible uses in agricultural areas which do not hinder or compromise the existing or potential agricultural productivity of agricultural land. By preserving and promoting local agricultural operations, the County endeavors to further the overall agricultural economy of the State while providing for the food and fiber needs of its residents.

2. ENFORCING COMPLIANCE WITH THE LCA PROGRAM

The County will ensure that parties which currently have LCA contracts or which are entering into them adhere to the specific requirements, purposes and intent of the LCA program as expressed in the LCA contract, the "A-E" (Agricultural-Exclusive) or the "C-A" (Coastal Agricultural) zone, the Williamson Act, and these Guidelines, by diligently employing all legal means available to bring about compliance with the LCA program.

3. CONFORMANCE WITH STATE LAW AND COUNTY ORDINANCE AND RESOLUTIONS

All applications for the establishment or termination of LCA contracts, agricultural preserves and attendant entitlements shall be made and decided in accordance with the requirements of the Land Conservation Act of 1965 (Government Code Sections 51200 et seq.), applicable County ordinances and resolutions and these Guidelines as each may be amended from time to time. The findings of the Ventura County Agricultural Advisory Committee shall also be considered in passing upon such applications.

4. INTERPRETATION

These Guidelines shall be interpreted in a manner consistent with the overall intent expressed above. If any provision herein is found to be invalid, it shall not invalidate the remaining provisions.

I N I T I A T I O N

5. COUNTY INITIATION OF AGRICULTURAL PRESERVES

Agricultural preserves may be established or expanded and appropriate zoning adopted at the request of the County in accordance with the intent of these Guidelines.

6. PROPERTY OWNER INITIATION OF AGRICULTURAL PRESERVES AND LCA CONTRACTS

Agricultural preserves may be established or expanded, LCA contracts may be entered into and appropriate zoning may be adopted by the County upon the written request of any property owner whose land is eligible for entrance into the LCA program. Applications for such actions may be obtained from the Planning Division.

P R O C E S S I N G

7. DEADLINE FOR FILING

Applications for the establishment or expansion of an agricultural preserve, the execution of a LCA contract and/or any other required entitlements must be filed with the Planning Division by November 1 preceding the March 1 lien date on which the LCA contract would become effective, unless the Planning Director determines that an application can be accepted after this date and still be processed and recorded prior to such lien date.

8. ELIGIBILITY

The eligibility of property for a LCA contract shall be determined in accordance with the requirements of the Land Conservation Act of 1965, and as thereafter amended, the "A-E" or "C-A" zone, these Guidelines, and the findings of the Ventura County Agricultural Advisory Committee. Unless otherwise provided, the more specifically defined or stringent of the above referenced regulations shall apply.

To be eligible for inclusion in an agricultural preserve and the issuance of a Land Conservation Act contract, the property in question must meet ONE of the general criteria [8A(1), 8A(2), or 8A(3)] and ALL other applicable criteria that follow:

A. General Criteria

(1) Irrigated Plant Products (criteria a, b, and c must be met)

- a. The land must be producing plant products for commercial purposes at a level equal to no less than 85 percent of the level of production of like products under comparable conditions for three (3) of the previous five (5) years or be planted to as yet non-bearing fruit or nut trees, vines, bushes or crops which have a non-bearing period of less than five (5) years;
- b. The land must be irrigated; and
- c. The land must have grossed no less than \$200 per acre per year for at least three (3) of the previous five (5) years, or reasonably be expected to gross no less than \$200 per acre per year for three (3) out of five (5) years when the bearing period begins; or

(2) Non-irrigated plant products (criteria a and b must be met)

- a. The land must be cultivated and producing plant products for commercial purposes at a level equal to no less than 85 percent of the level of production of like products under comparable conditions for three (3) of the previous five (5) years or be planted to as yet non-bearing fruit or nut trees, vines, bushes or crops which have a non-bearing period of less than five (5) years; and
- b. The land must have grossed no less than \$50 per acre per year for at least three (3) of the previous five (5) years, or reasonably be expected to gross no less than \$50 per acre per year for three (3) out of five (5) years when the bearing period begins; or

(3) Animal Products (criteria a, b and c must be met)

- a. The land must have supported twenty (20) animal units per year (as defined in CHART I and as determined by Head-Day-Taxes, paid by the owner or operator, and other evidence such as rent receipts as may be required) for the previous five (5) years and be reasonably expected to continue to support such animals on a bona fide commercial basis (The selling of a substantial number of animals or their food or fiber products annually shall constitute raising animals on a commercial basis.); and
 - b. The land must be fenced or otherwise bounded by barriers so as to contain the animals; and
 - c. There shall be adequate corrals and facilities to properly work the livestock.
- B. Minimum Agricultural Preserve Size - Lands being considered for a LCA contract must be in or adjacent to an agricultural preserve of applicable size as set out in CHART I of these Guidelines or the owners must be able to establish such a preserve either alone or in association with owners of other contiguous parcels which qualify for and are being considered for a LCA contract.
- C. Minimum Lot Sizes - To be eligible for a LCA contract, lots must be no smaller than the applicable MINIMUM LOT SIZE identified in CHART I and must meet all other applicable requirements.
- D. Sub-standard Preserves - Any owner of agricultural land which cannot conform with the provisions of paragraph "8-C" may request the establishment of a smaller agricultural preserve if it is necessary due to the unique characteristics of the agricultural enterprises in the area and the establishment of the substandard preserve is consistent with the County's General Plan.
- E. Sub-standard Contracts - A lot smaller than the minimum lot size required to be eligible for a LCA contract may be considered for a LCA contract if the lot meets all other requirements of these Guidelines, is designated Agriculture in the Open Space Element of the County General Plan, and the Agricultural Advisory Committee determines that the parcel is used for commercial agricultural production.
- F. Minimum Acreage in Use - One aim of the County's LCA program is to promote the full utilization of all potentially useable land under contract. To be eligible for consideration for a LCA contract, the following percentages of land area must be planted or grazed and may also include compatible agricultural uses. Land which

meets the following minimum requirements may nevertheless be required to fully develop all potentially useable land as a condition of receiving a contract.

<u>Parcel Size Range</u>	<u>Minimum Percentage Used</u>
up to 9.1 acres	100%
9.1 up to 15 acres	90%
15+ to 25 acres	75%
25+ to 40 acres	65%
40+ acres	50%

When there is a ready distinction between utilized and unutilized and/or underutilized portions of land being considered for a LCA contract, unutilized and/or underutilized portions of such land may be excluded from the contract.

- G. "T-P" Zoning and LCA Contracts - If, as a result of a mandated rezoning of land under a LCA contract to the "T-P" (Timberland Preserve) zone, the total area of the land under a LCA contract is less than 9.1 acres, the contract shall continue as a "Special Circumstance" contract.
- H. Agricultural Uses Not Qualifying Land for LCA Contracts - Uses which produce plant and/or animal products for commercial purposes, but which are not dependent on the soils, topography, water or climate at the site nor particularly dependent upon the parcel size or configuration shall not serve to qualify land for a LCA contract. Examples of such uses are greenhouses and hot houses where the ground has been covered with relatively fixed structures and improvements such as potting benches and hard surfaced flooring, poultry, worm, algae, fur and fish farms, and feed lots. Such uses may nevertheless be located on "marginal" land in a LCA contract pursuant to the "A-E" or "C-A" zone.
- I. Establishment of Compatible Uses in LCA Contracts - In addition to the agricultural uses which would qualify land for a LCA contract, other "compatible" agricultural or agriculturally related uses may also be allowed on land under a LCA contract provided they are located on "marginal" land and would not compromise, hinder or reduce the existing or potential agricultural productivity of the land. "Compatible" uses are those which are permitted or conditionally permitted in the "A-E" or "C-A" zone.
- J. Amendments to Existing Contracts - Land which produces plant and/or animal products for commercial purposes, but which would not by itself qualify for a LCA contract, may be added to an existing contiguous contract provided the lands under consideration are owned by the same owner and together comply with the provisions of these Guidelines.

- K. "A-E"/"C-A" Zoning and Densities - The "A-E" and the "C-A" zoning densities for contracted land will conform with the applicable densities outlined on CHART I of these Guidelines. The zoning density for land currently under contract or being considered for a contract should not be less than that which currently exists on the land nor should it be less than that which would be applied to the land in consideration of its ability to accommodate residential uses. Land being considered for a LCA contract must be zoned Agricultural-Exclusive ("A-E") or Coastal Agricultural ("C-A") zone before it can be approved for a LCA contract. All land within an Agricultural Preserve must be zoned Agricultural-Exclusive ("A-E") or Coastal Agricultural ("C-A") if it is within the Coastal Zone.
- L. Zone Densities on Unproven Land - In cases where the viability of a given agricultural product or an area is unproven or where the soils, topography, climate, water or other factors associated with land proposed for entrance into the LCA program are marginal, a zone density lower than that which is normally allowed shall be considered.
- M. Requirements for Mixed Agricultural Uses - If the land under consideration is comprised of a mixture of agricultural uses, the Agricultural Advisory Committee shall, in its review, use its discretion in recommending the appropriate minimum parcel size, agricultural preserve size, and zoning density for LCA contract, zone change or subdivision requests.

9. REJECTION OF CONTRACTS

The County reserves the right to reject any application for an agricultural preserve or LCA contract.

10. AGRICULTURAL PRESERVE AND LCA CONTRACT APPLICATION CONTENTS

Applications for agricultural preserves and LCA contracts shall provide for the identification of all information necessary to determine the eligibility of land for entrance into the LCA program and any other information that might be deemed appropriate to satisfy the requirements of State laws, County ordinances and resolutions and these Guidelines.

A. OWNERS' SIGNATURES

All persons, corporations, associations, partnerships, or other entities (except public utilities and public entities) having any right, or title or interest of any kind (except easement interest) in or affecting the surface use (extending to two hundred (200) feet below the surface) of the property which is to be subject to a LCA contract are required to sign the contract as OWNERS, unless excused by the Board of Supervisors at the time the contract is approved when it has been determined that such interests will not

have a substantial impact on the land. Such signatures shall also be required for the filing of a Notice of Nonrenewal or a request for Cancellation unless excused by the Board of Supervisors.

B. OWNERSHIP REPORTS

One of the following reports shall be filed with an application for a LCA contract: record owners guarantee, title report, preliminary title policy, or lot book report. The report submitted must have been issued no later than sixty (60) days preceding the date on which the LCA contract application is filed and must show all present holders of any right, title or interest in or affecting the surface use of the property (extending to two hundred (200) feet below the surface) including the recorded fee ownership and all encumbrances and liens. The applicant must notify the Planning Director in writing of any change in the ownership of the property up to and including the date of the public hearing to determine whether the County will execute a LCA contract. Such information shall also be required for the filing of a Notice of Nonrenewal or a request for Cancellation.

11. REVIEW BY AGRICULTURAL ADVISORY COMMITTEE AND PLANNING COMMISSION

All applications for agricultural preserves, LCA contracts and entitlements associated with land under a LCA contract or being considered for one shall be reviewed by the Ventura County Agricultural Advisory Committee established by the Board of Supervisors by Resolution dated August 31, 1976 and restructured on August 30, 1983. This Committee shall be "...responsible for reviewing, processing and making recommendations to the Planning Commission and Board of Supervisors relative to agricultural matters...and shall specifically review and make recommendations on all applications for Land Conservation Act contracts and attendant entitlements." The Planning Commission shall make recommendations to the Board of Supervisors which may approve or disapprove the subject request.

12. PUBLIC NOTICE

The legal notice requirements for a zone change shall apply to the processing of agricultural preserve and LCA contract applications.

G E N E R A L P O L I C I E S

13. CITY PROTESTS

If any City protests the execution of a contract covering land within one (1) mile of its boundaries pursuant to Government Code Section 51243.5, the committee may recommend that a contract not be executed for such land.

14. EMINENT DOMAIN

It will be the policy of Ventura County, in administering Government Code Sections 51290 through 51295, to maintain the integrity of agricultural preserves.

15. NONCONFORMING PRESERVES

Whenever an agricultural preserve is reduced in size to less than the minimum required, it shall be deemed a "nonconforming preserve," but shall continue with the same status as any other agricultural preserve.

16. LCA CONTRACTS WHICH BECOME INCONSISTENT WITH GUIDELINES

When changes in agricultural uses on a contract result in uses, parcel sizes or zoning densities which are inconsistent with these Guidelines, making the land ineligible for LCA contract, the County shall record a Notice of Non-Renewal for that contract.

17. CONSISTENCY OF ENTITLEMENTS WITH GUIDELINES

Whenever a land use entitlement including, but not limited to, zone changes, subdivisions and conditional use permits is requested for land under a LCA contract or about to enter a contract, the entitlement should not be approved unless it is consistent with the provisions of these Guidelines and the "A-E" or "C-A" zone. Entitlement requests which are inconsistent with these Guidelines should be approved only after the land ceases to be subject to a contract.

No entitlement, subdivision, or Notice of Non Renewal shall be approved which would result in the creation of LCA contracts or lots within LCA contracts which do not meet the standards for an LCA contract pursuant to these provisions.

CHART I

	Land Designated Agriculture in the General Plan	Land Designated Open Space in the General Plan	Minimum Agricultural Preserve Size	Minimum Recommended Lot Size for Division of Land Under LCA Contract*
Irrigated Plant Products	9.1 acres	20 acres	100 acres	40 acres
Non-irrigated Plant Products	80 acres	80 acres	100 acres	80 acres
Animal Products**				
<u>Animal units/acres</u>				
More than 1/1	40 acres	40 acres	100 acres	40 acres
1 unit/1+ to 2ac.	40 acres	40 acres	100 acres	40 acres
1 unit/2+ to 4 ac.	80 acres	80 acres	100 acres	80 acres
1 unit/4+ to 8 ac.	160 acres	160 acres	160 acres	160 acres
1 unit/8+ to 16 ac.	320 acres	320 acres	320 acres	320 acres
1 unit/16+ to 32	640 acres	640 acres	640 acres	640 acres

* Recommended lot size may be greater, depending on the productive capability of the land. Minimum carrying capacity must be 20 animal units per lot.

** By animal units per acre per year, as defined by the United States Department of Agriculture (USDA).

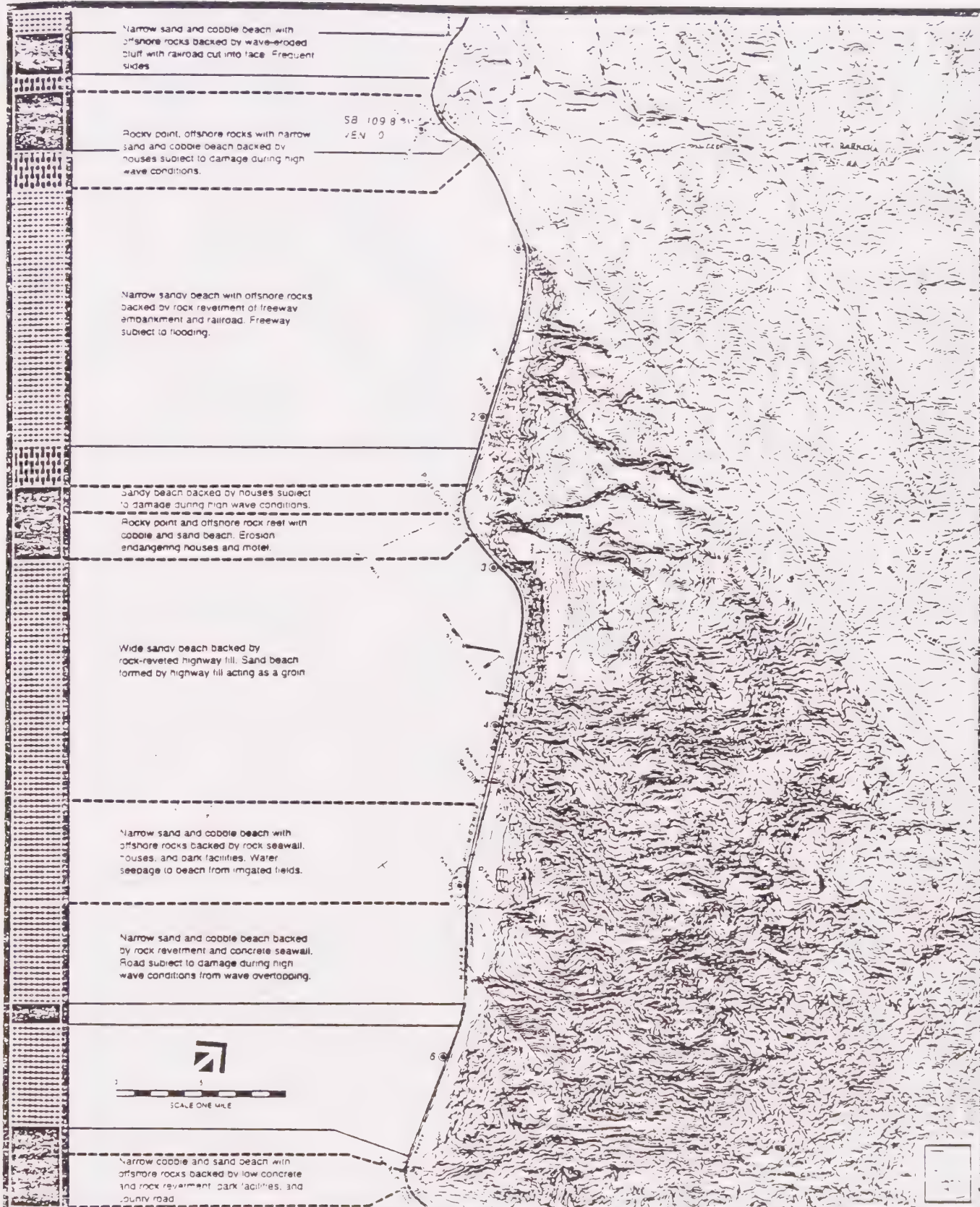
ANIMAL-UNIT EQUIVALENTS GUIDE

<u>Kinds and Classes of Animals</u>	<u>Animal-unit Equivalent</u>
Cow, dry	1.00
Cow, with calf	1.00
Bull, mature	1.25
Cattle, 1 year of age	.60
Cattle, 2 years of age	.80
Horse, mature	1.25
Sheep, mature	.20
Lamb, 1 year of age	.15
Goat, mature	.15
Kid, 1 year of age	.20

APPENDIX 7

CALIFORNIA DEPARTMENT OF NAVIGATION AND
OCEAN DEVELOPMENT (DNOD) SURVEY OF
VENTURA COUNTY BEACHES (1977)

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• SHORELINE CONDITION •

	CRITICAL DEVELOPMENT		COASTAL PROTECTION
	PRESENT DEVELOPMENT		PROTECTIVE BEACH
	FUTURE DEVELOPMENT		STABLE ROCK

SANTA BARBARA CO. — MI. 109-109.8
VENTURA CO. — MI. 0-6

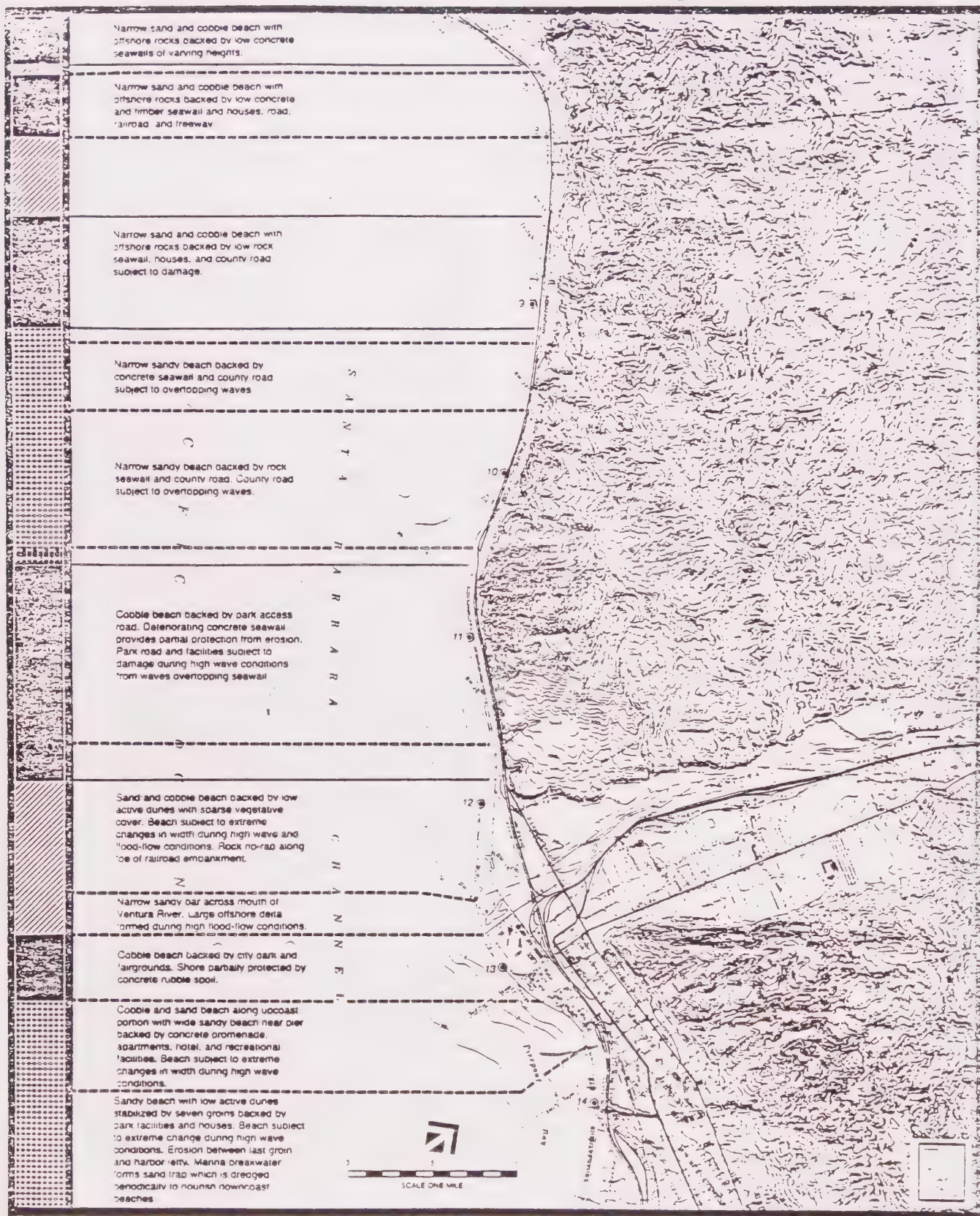
MAP NUMBER
39

STATE OF CALIFORNIA

THE RESOURCES AGENCY

DEPARTMENT OF NAVIGATION & OCEAN DEVELOPMENT

DND



• SHORELINE CONDITION •

	PRESENT DEVELOPMENT CRITICAL		LATERAL PROTECTION
	PRESENT DEVELOPMENT NONCRITICAL		PROTECTIVE BEACH
	FUTURE DEVELOPMENT CRITICAL		STABLE ROCK

VENTURA CO. — MI. 7-14

MAP NUMBER
100

STATE OF CALIFORNIA

THE RESOURCES AGENCY

DEPARTMENT OF NAVIGATION & OCEAN DEVELOPMENT

DNOD

Sandy beach with low active dunes stabilized by seven droms backed by park facilities and houses. Beach subject to extreme change during high wave conditions. Erosion between last drom and harbor ferry. Marina breakwater forms sand trap which is dredged periodically to nourish downdrift beaches.

Narrow sandy beach with low active dunes between Santa Clara River and Ventura Marina ferry backed by park facilities.

Narrow sandy bar backed by lagoon of Santa Clara River flood control channel. Large delta formed during flood conditions.

Sandy beach backed by low dunes with sparse vegetation. Park facilities, oil storage, wells, and pump plant within dune field. Beach width subject to extreme change during high wave conditions and flood flows.

Narrow sandy beach backed by wide intermediate dunes with sparse vegetative cover and urban development where dunes have been leveled. Several houses protected by rock seawall and/or are built on piles. Beach subject to extreme changes.



SCALE ONE MILE

• SHORELINE CONDITION •



PRESENT DEVELOPMENT
CRITICAL



POTENTIAL
PROTECTION



PRESENT DEVELOPMENT
NON-CRITICAL



PROTECTIVE
BEACH



FUTURE DEVELOPMENT
CRITICAL



STABLE
ROCK

VENTURA CO — MI 16-22

MAP NUMBER
104

STATE OF CALIFORNIA

THE RESOURCES AGENCY

DEPARTMENT OF NAVIGATION & OCEAN DEVELOPMENT

DNOD

Wide sandy beach with low active dunes backed by houses. Beach stabilized by Channel Island north jetty.

Channel Island Harbor entrance

Wide sandy beach with low active migrating dunes backed by beach facilities and homes. Beach stabilized and nourished periodically.

Port Hueneme Harbor entrance channel jetties.

Narrow sandy beach backed by rock seawall and industrial buildings.

Wide sandy beach with active dunes backed by park facilities, apartments, and industrial tract. Beach periodically nourished with sand dredged at Channel Island Harbor sand trap. Subject to extreme changes in width. Park facilities subject to damage during high wave conditions.



SCALE ONE MILE

Wide sandy beach with narrow migrating dunes backed by naval facilities and pasture land. Periodically nourished by dredging at Channel Island Harbor sand trap. Beach subject to extreme changes.

Narrow sandy beach formed between three rock groins backed by naval facilities. Service road subject to damage.

• SHORELINE CONDITION •



PRESENT DEVELOPMENT
CRITICAL



PRESENT DEVELOPMENT
NON-CRITICAL



FUTURE DEVELOPMENT
CRITICAL



LITTORAL
PROTECTION



PROTECTIVE
BEACH



STABLE
ROCK

VENTURA CO. — MI. 22-28

102

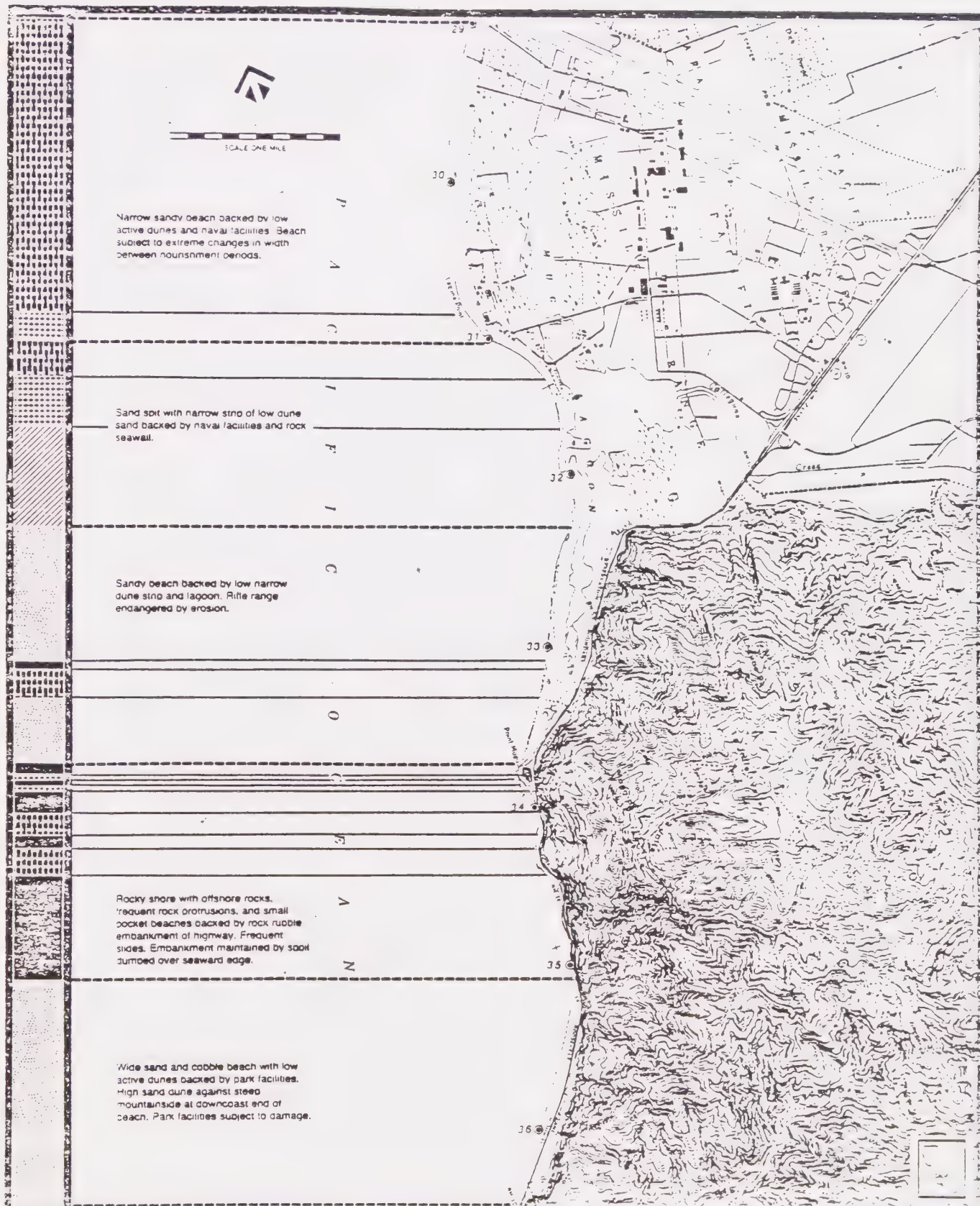
STATE OF CALIFORNIA

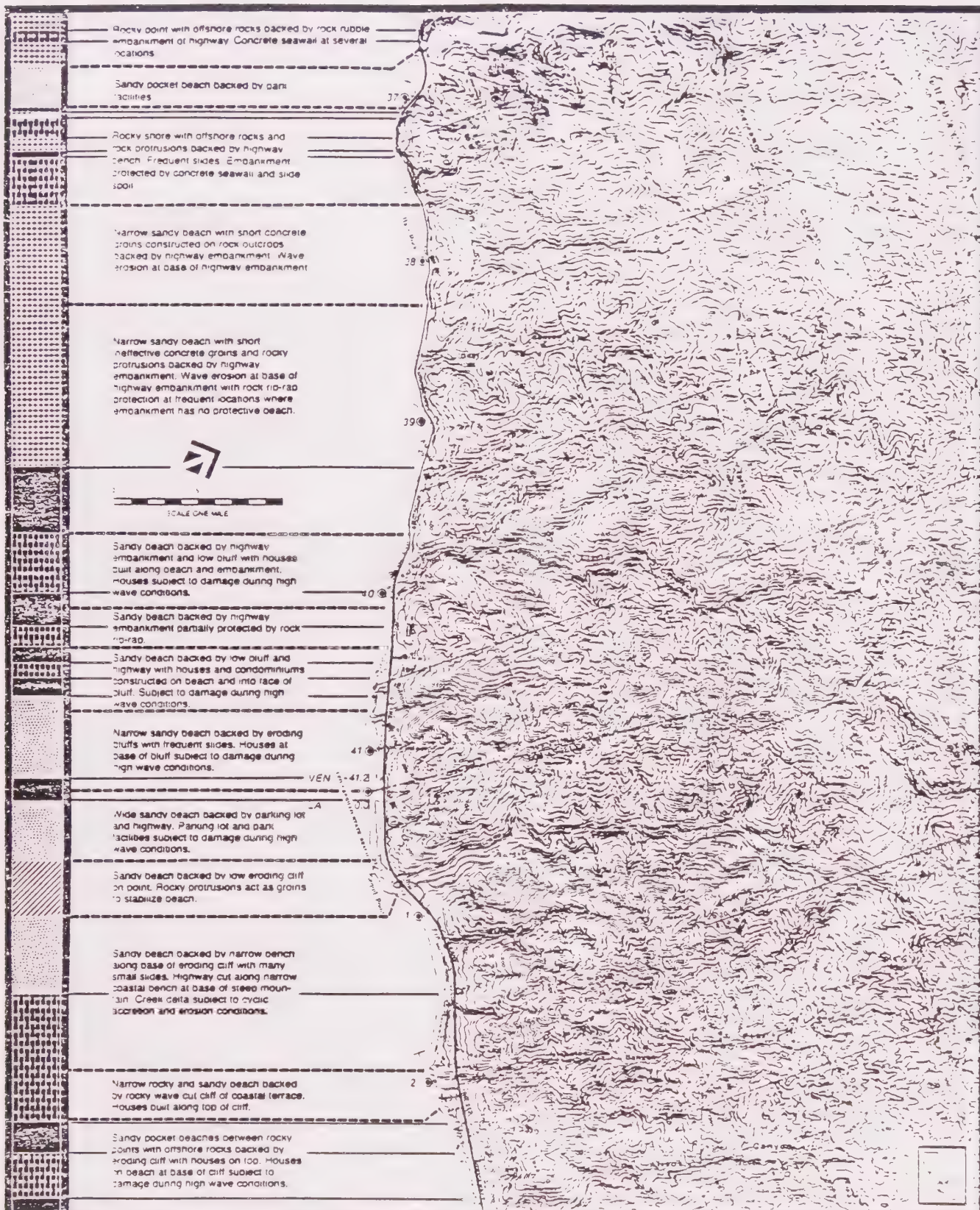
THE RESOURCES AGENCY

DEPARTMENT OF NAVIGATION & OCEAN DEVELOPMENT

DNOD

1977





SHORELINE CONDITION

	PRESENT DEVELOPMENT CRITICAL		ARTIFICIAL PROTECTION
	PRESENT DEVELOPMENT NONCRITICAL		PROTECTIVE BEACH
	FUTURE DEVELOPMENT CRITICAL		STABLE ROCK

VENTURA CO. — MI. 37-41.2
LOS ANGELES CO. — MI. 0-2

MAP NUMBER

104

STATE OF CALIFORNIA

THE RESOURCES AGENCY

DEPARTMENT OF NAVIGATION & OCEAN DEVELOPMENT

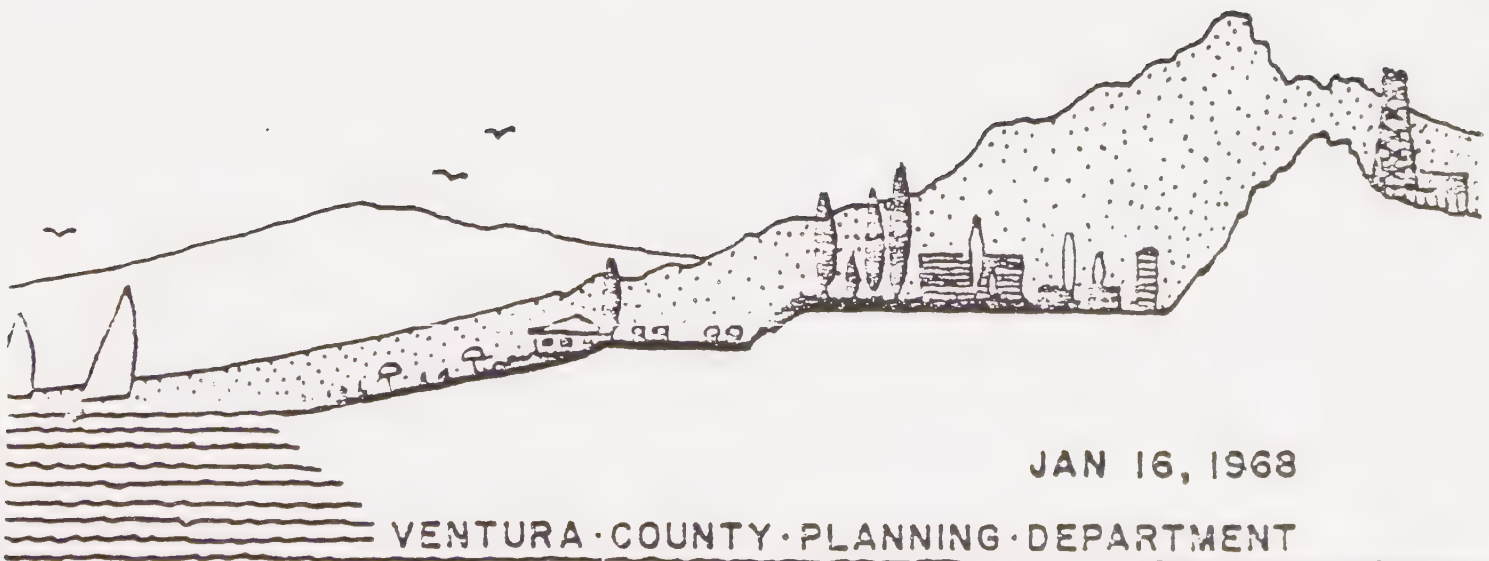
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APPENDIX 8

POLICY FOR LOCATION OF ON SHORE
OIL FACILITIES (1968)

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STATEMENT OF POLICY
FOR LOCATION OF
ON SHORE
OIL FACILITIES



JAN 16, 1968

VENTURA COUNTY PLANNING DEPARTMENT

VENTURA COUNTY BOARD OF SUPERVISORS

Mr. Howard F. Robinson, Chairman	First District
Mr. John T. Conlan	Second District
Mr. Ralph R. Bennett	Third District
Mr. Joseph N. Appleton	Fourth District
Mr. Thomas E. Laubacher	Fifth District
Mr. Loren W. Enoch, County Executive	

VENTURA COUNTY PLANNING COMMISSION

Mr. J. N. Sweetland, Chairman
Mr. Stanley Bunce, Vice-Chairman
Mr. Scotty Harris
Mr. John Rush
Mr. Alan Robertson

VENTURA COUNTY PLANNING DEPARTMENT

Mr. George H. Allen, Acting Planning Director
Mrs. Dorothy M. Rogers, Project Manager
Mr. Karel Dekker, Senior Planner

The Ventura County Board of Supervisors adopted the Statement of Policy for Location of Onshore Oil Facilities on February 20, 1968.

ACKNOWLEDGMENTS

The time and coordinated effort toward the design of this policy by the following people is greatly appreciated.

Mr. B. B. Haggard, Ventura County Fire Chief
Mr. Fritz Huntsinger, Vetco Offshore Industries, Inc.

Mr. Henry W. Wright, Western Oil and Gas Association
Mr. William B. Price, Mobil Oil Corporation
Mr. G. L. Laurent, Standard Oil Company of California
Mr. Frank R. Davis, Phillips Petroleum Company
Mr. A. W. Williams, Shell Oil Company
Mr. Gene Griffin, Union Oil Company of California

Mr. Gerald C. Lafferty, Planning Director, City of Ventura
Mr. Jerry Draggoo, City of Oxnard Planning Department
Mr. I. H. Housley, City Engineer, City of Port Hueneme

Mrs. K. Duane Lyders, League of Women Voters
Mr. E. D. Marshall, Sierra Club
Mr. Jack Morgan, California Coastal Conservation Committee
Mr. Ron Hertel, Commissioner, Ventura Port District

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Examples of Existing Onshore Facilities in Santa Barbara and Ventura Counties	3
Potential for Facilities and Land Requirements	5
Existing Conditions in Ventura County	6
Locational Criteria and Policy Map	8
Development Conditions	
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Policy Map	

STATEMENT OF POLICY FOR THE LOCATION OF ONSHORE
OIL FACILITIES IN VENTURA COUNTY IN SUPPORT OF
OFFSHORE OIL EXTRACTION OPERATIONS

INTRODUCTION

The petroleum industry has contributed significantly to the growth of Ventura County for several decades. In conjunction with the industry program for exploration in coastal waters, the immediate need to plan for supporting onshore oil facilities is apparent. The purpose of this policy is to guide the location of onshore oil and gas handling facilities in Ventura County into areas located to serve the industry as well as protect natural scenic resources and other urban surroundings.

The production potential of Federal leases on the Outer Continental Shelf beyond the three mile limit will require processing, storage and marine shipping facilities. The very nature of the entire operation indicates its orientation to the coastline. The importance of preserving this natural resource along the 43 miles of its length in Ventura County should be considered on an equal basis with the policy for the location of onshore oil facilities. Areas best suited for potential residential and recreational use are of prime concern and should be protected by the policy.

CHARACTERISTICS OF THE ONSHORE FACILITIES

For clarification, the different types of onshore facilities are described as follows:

1. Oil, Gas and Water Separation Plant

This facility splits the normal oil well production stream into the separate components of oil, gas, water and sand. The facility consists primarily of pressure vessels, storage tanks, heating equipment and measuring equipment.

2. Gas Processing Facility

This facility is used to extract liquid natural gasoline and/or propane and butane from natural gas. The facility consists primarily of pressure vessels, compressors, heating equipment, heat exchangers and pressure storage tanks.

3. Tank Farm

The tank farm consists of various numbers and sizes of crude oil storage tanks. It is used to store clean crude oil prior to its shipment to a refinery. Shipment may be by truck, tank ship or pipeline. The size of the tank farm is dictated primarily by the method of transportation, i.e., tank ship transportation requires more storage than pipeline shipment.

4. Marine Terminal

The marine terminal is used to load crude oil onto a tank ship from the tank farm. It consists of either a wharf or an offshore mooring for securing the tank ship during loading. Pipelines run from the tank farm to the wharf or mooring.

EXAMPLES OF EXISTING ONSHORE FACILITIES IN
SANTA BARBARA AND VENTURA COUNTIES

Phillips Petroleum Plant - Ventura County (under construction)

The nature of the proposed Phillips Petroleum Plant is to separate gas, water and oil brought in by an underground pipeline from offshore drilling areas. Compressors are to be enclosed in buildings and equipped with mufflers. A 54-foot high, 140-foot diameter storage tank, above-ground pipelines, fencing, security lighting, and office buildings are some of the items to be constructed on the site. This plant is expected to set a high standard for site development and to be a model for other uses of this type which are similarly located.

Chanslor-Western - Ventura County

The existing oil facility located in the vicinity of Sea Cliff contains a diversification of processing activities and is a detractor from the scenic coastal highway. The scarred blackened hillsides and exposed equipment are incompatible with the surroundings. Ventura County's coastline is marred by this character of site development. If natural scenic values had been protected or if a buffer belt had been required at the time of construction, this existing plant would be less objectionable.

Union Oil Company - City of Ventura

This facility is a tank farm located adjacent to the Ventura Marina. The tanks are painted light green and a minimum amount of landscaping is apparent. However, the facility does fit into its surroundings without being obtrusive.

Standard Oil Plant - Carpinteria

The Standard Oil Company plant, located near Carpinteria, is a similar but larger facility than the one under construction in Ventura County by Phillips Petroleum Company. However, the type of equipment would be of the same nature using a lesser capacity. The entire operation is well screened by tall trees and dense shrubbery. From the adjacent residential area in Carpinteria 300 feet away only the large tank, 48 feet high, is visible above the trees. This plant is sited on a service road removed from any major thoroughfare. Within the compound of the plant a constant noise vibration is felt; this is lessened to a very low noise level outside of the immediate site, and an indication of petroleum fumes or vapors is noticeable in the immediate vicinity of the mechanical equipment only.

Phillips Petroleum Plant - Gaviota

A Phillips Petroleum plant is located in a remote open area, below the level of Highway 101 on a frontage road. The housed motors at this facility have less horsepower and the noise level is not as objectionable at a distance of 150 feet as that of a large diesel truck. Petroleum vapors or fumes were not noticeable with a breeze blowing inland from the sea. The open gas flame used at this site would be incompatible if used near a residential area. On one side of the site a planted hedge and trees serve as a screen. This site would not be adequately screened if it were situated at a higher level and in view of a residential area. The entire installation would be visible by day and at night with high intensity lighting.

POTENTIAL FOR FACILITIES AND LAND REQUIREMENTS

The four different types of facilities - - separation plants, gas processing facility, tank farm and marine terminal - - will be needed and applications for locating such uses can be anticipated. Such uses are industrial in nature and would generally be considered Conditionally Permitted Uses in an M-3 zoning district. Changes of zone and/or conditional use hearings would be necessary prior to the location of the types of facilities described.

Representatives of the industry have indicated that not more than ten firms would be interested in constructing onshore facilities. The extent of the construction would naturally depend upon the amount of petroleum found as a result of drilling experience. A need for oil refineries is not anticipated.

As indicated by industry representatives, the minimum amount of land required for an onshore oil facility would be approximately 10 acres, plus underground easements for pipelines to the sea. The maximum acreage to be required would be 40 acres. Such a large site could possibly serve a combined operation of tank farm and marine terminal.

These land requirement factors should be considered when an application for a facility is reviewed. If the facility is proposed to be located in an area where landscaping or buffer belts are required, enough land should be provided to identify the facility and its location.

EXISTING CONDITIONS IN VENTURA COUNTY

Locations of Existing Oil Operations

Existing oil field activity in the North Coastal area extends from approximately one half mile south of Punta Gorda to the Ventura River and several miles inland. At certain points oil facilities are located adjacent to Highway 101 and in other areas they can be found in barrancas and scattered within the surrounding hills. The recently approved facility for the Phillips Petroleum Company is now under construction 1000 feet north of La Conchita Del Mar, fronting on the highway.

In the southern half of the Coastal area, the existing oil facilities are located to the east of the City of Ventura and on both sides of Harbor Boulevard to the Channel Islands Harbor. Oil and gas wells are scattered in this area with a concentration in the vicinity of McGrath Lake. Part of this land along the beach front is proposed for an addition to McGrath State Beach Park.

Existing facilities in both the North and South Coastal areas contain various types of activities from oil wells to large tank farms.

GENERAL COASTAL CHARACTERISTICS AND LOCATION POTENTIAL

North Coast

The North Coastal part of the County from the Santa Barbara County line to the Ventura River has extremely rugged and steep terrain. Small, separated areas of land with less than a 30 percent slope can be found within this mountainous area. Two larger areas are also evident, one near the Santa Barbara County line and the other on the Taylor Ranch, north of the Ventura River. Approximately 75 percent of the land is

undeveloped although many oil wells and roads exist in the hills and canyons. All land north of the Ventura River is presently under County jurisdiction.

Three small parks of less than five acres each are located on the beach. The Emma Wood Park, consisting of 14 acres, is included in the Regional Parks Plan. Also included in the Parks Plan is a proposed 150 acre park located on the high slopes east of La Conchita Del Mar.

Of the four existing residential areas, Rincon Point, Sea Cliff and Solimar are widely spaced along the beach front. La Conchita Del Mar is the only area located east of Highway 101. All of these residential areas are limited in the amount of developable land available for future growth.

The new freeway alignment for Highway 101 will lessen the amount of developable land on the coastal shelf. This part of Highway 101 is classified as a scenic highway.

South Coast

The South Coastal area is mainly flood plain with mountainous areas south of Point Mugu. From the Ventura River to Point Mugu the land is highly developed including two large Naval installations, Port Hueneme Naval Reservation and Point Mugu Naval Air Station; also two State parks, McGrath State Beach Park and Point Mugu State Park. Most of the land is under the jurisdiction of the Cities of Ventura, Oxnard or Port Hueneme; less than 20 percent is under County jurisdiction. The balance is controlled by the State of California or the United States Navy.

The Cities of Ventura, Oxnard and Port Hueneme are linked by Harbor Boulevard, which is proposed as a scenic highway.

LOCATIONAL CRITERIA AND POLICY MAP

A Policy Map has been prepared for the purpose of planning general locations for onshore oil facilities primarily in the North Coast area. The Policy Map should be used in conjunction with the locational criteria in considering an application for a zone change and conditional use permit.

1. All land located between the new right-of-way for Highway 101 and the sea should be considered for residential or recreational use. This land should not be included as a potential area for the siting of any oil facilities.
2. Each application to construct a facility between the new right-of-way for Highway 101 and the hills or in the hills area, as designated on the Policy Map, should be in the form of a change of zone to be approved in conjunction with a conditional use permit.
3. The location of facilities on the landward side of the new Highway 101 right-of-way are encouraged to use the canyons and barrancas within the area generally designated as "existing oil activity area" on the Policy Map. Extensive landscaping should not be required in such canyons and barrancas.
4. Facilities located outside the area generally designated as "existing oil activity area" on the Policy Map should be located a minimum distance of 1,000 feet from any potential residential area on the landward side of the new Highway 101 right-of-way.
5. Facilities to be located within the general confines of the "existing oil activity area" and adjacent to a potential residential area should have a 150 foot setback from the common intervening property line, except for uses such as administrative or similar activities.

6. The grouping of facilities should be encouraged on the landward side of the new Highway 101 right-of-way adjacent to existing facilities, so as to maximize the scenic highway designation of Highway 101 and to permit the full utilization of the coastal area for all types of private and public uses. The approval of a facility in such an area should require extensive landscaping.
7. In the South Coastal area possible sites for onshore oil facilities within the County jurisdiction are limited. However, the land within the oil activity area and adjacent to an existing industrial facility should be considered.
8. The Cities of Ventura, Oxnard and Port Hueneme should establish their own locational criteria and land adjacent to the Port Hueneme Harbor or in industrial districts may be desirable for processing facilities.

DEVELOPMENT CONDITIONS

A set of standard conditions as follows should be attached to the approval of an application, plus any specific conditions which may be applicable to a pertinent application:

1. The compatibility of each facility shall be considered from the standpoint of noise, vibration, odor, air pollution, visibility, lighting, traffic, grading, flood and erosion control, land and water pollution, public safety and its impact on potential development of surrounding areas.
2. All structures shall be painted in blending colors or camouflaged. This may be altered where the structures are not exposed to public view or where other locational factors apply, subject to the approval of the Planning Director.
3. All entrance gates fronting on a public road shall be architecturally designed and constructed of masonry.
4. All lighting shall be shielded so as not to shine on adjacent properties. Visible gas flares are not permitted.
5. Petroleum odors or vapors shall not be allowed to emanate from the installation.
6. The permit area shall be completely surrounded by a two (2) inch mesh chain link fence constructed to a height of not less than six (6) feet and containing no openings except those actually required for ingress, egress and emergency, as shown on the plot plan.
7. No parking space shall be located within ten (10) feet of a vehicular entrance to the property. All parking areas shall be surfaced with asphaltic concrete and shall be suitably marked, outlining individual parking spaces and traffic flow.
8. There shall be no ingress or egress to the property except as shown on the plot plan. That the width and improvement of any such entrance shall be as required by and in accordance with the specifications of the Department of Public Works.
9. All asphaltic dikes, berms and bank stabilizers shall be painted with a colored emulsion coating to blend with the landscaping, except in locations not exposed to public view.

10. Prior to construction the permittee shall submit a drainage and grading plan to the Subdivision Engineering Division of the Department of Public Works for processing and approval.
11. All debris from clearing of the site shall be disposed of off the site and shall not be deposited in any flood control channel or natural water course.
12. Prior to construction, the permittee shall submit plans to the Department of Public Works for its approval of the location, type and adequacy of water lines, including fire suppression water requirements of the Ventura County Fire Department.
13. Provisions for fire prevention and fire suppression shall be in accordance with the Ventura County Fire Protection District Ordinance No. 6 and approved by the Ventura County Fire Chief.
14. Sewage and waste disposal shall be only by means of a system approved by the Ventura County Health Department.
15. Prior to any construction the permittee shall inquire of the Ventura County Health Department if the land for which a permit is issued, or any portion thereof, is located within a critical watershed area so designated by Ordinance No. 693 or any amendment thereto. If the land is located in such a critical watershed area, the proposed sewage disposal system shall be as approved by the Ventura County Health Department as required by said Ordinance.
16. All rules and regulations of the Los Angeles Air Pollution Control district and the Ventura County Health Department shall be included in regard to air, water, discharge, amount of gaseous substances, dust or smoke as a part of the applied conditions.
17. The exercise of any right granted by this permit shall conform in all respects to the regulations and requirements of the California State Regional Water Quality Control Board No. 4.
18. The Southern Pacific Railroad shall be consulted regarding easement across their railroad line.
19. The applicant shall be required to use the latest functional sound proofing equipment to insure that the operation is quiet.
20. No normal operational vibration shall be permitted which is discernable at or beyond the zoning district boundary when the use or activity is in customary operation.

21. Prior to construction a zone clearance shall be obtained from the Ventura County Planning Department and a building permit shall be obtained from the Department of Building and Safety.
22. All requirements of any law or agency of the State, Ventura County, and any other governmental entity shall be met.
23. Necessary oil and gas lines coming in from offshore shall be buried under the beach, freeway and railroad so that there will be no change in present beach use, view or contour,
24. A landscaping plan shall be submitted with the site plan where the location is within public view.
25. Prior to the approval of a final grading plan, a geology report, prepared by a qualified geologist, shall be submitted to the Department of Public Works for review.

RECOMMENDATION

IT IS RECOMMENDED THAT:

The Locational Criteria, Policy Map, and Development Conditions be adopted as policy for guiding the location of onshore oil facilities in Ventura County.

APPENDIX 9

STANDARD OIL PERMIT CONDITIONS (1989)

APPENDIX 9

STANDARD OIL PERMIT CONDITIONS

Underlined blank spaces in the standard conditions are to be determined on a case by case basis, depending upon specific circumstances. Where underlined words or numbers appear, they are simply illustrative of the language or standards that would often be applicable to the typical permit.

PLANNING DIVISION

NOTICE TO PERMIT HOLDER: Failure to comply with the permit conditions may result in one or more of the following actions in accordance with the County's adopted Schedule of Enforcement Responses:

- (1) Public reporting of violations to the Planning Commission;
- (2) Forfeiture of penal securities;
- (3) Suspension of permit operations;
- (4) Modification of permit conditions;
- (5) Revocation of the permit.

It is the permit operator's responsibility to be aware of and to comply with permit conditions and the rules and regulations of all jurisdictions having authority over the operations.

1. Permitted Uses

That the permit is granted for the drilling, testing, production, reworking and maintenance of (no. of wells) oil and gas well(s), and the employment of production and transporting operations, facilities, equipment and other appurtenances accessory thereto as described on Plot Plan "A", (temporary facilities plan to be replaced by permanent facilities plan within 30 days of obtaining production) situated on a drill pad graded in accordance with Plot Plan "B," and located on permit area described on Plot Plan "C".

The only processing operations permitted at the well site are the separation of produced water and natural gas from crude oil and those processing operations required for injection purposes and for the transportation of production products from the site, unless otherwise required by the California State Division of Oil and Gas.

2. Time Limit

That the permit is granted for a period of (time in accordance with County Policy not to exceed fifty) years ending _____. Drilling of all approved wells must be completed in a timely manner ending within (not less than 3) years of the issuance of the permit. Any redrilling of an existing well requires a modification of the permit pursuant to Condition 6.

The permit shall become null and void if:

- a) a Zoning Clearance for site preparation and drilling of at least one well has not been issued within _____ of the granting of the permit. Failure of the County to notify the permittee of the permit's imminent expiration shall not be grounds for the continuation of the permit beyond this deadline.
- b) all the permitted well(s) have been abandoned pursuant to DOG requirements.

3. Compatibility Review

That every fifth or tenth year the permit shall be reviewed by the Planning Director at the permittee's expense. The permittee shall initiate the review by filing an application for said review and paying the deposit fee then applicable. Said fees shall be no greater than those for a Planning Director approved Conditional Use Permit.

The purpose of the review is to ascertain whether the permit, as conditioned, has remained consistent with its findings for approval and if there are grounds for the filing of an application for modification or revocation of the permit. If such an application is filed, it shall be at the County's expense and would include duly noticed hearings.

4. Permit Renewal

That upon the filing of a renewal application 18 months prior to the expiration of the permit, the permit shall continue in force until the request is acted upon and all administrative appeals are heard even though the permit being renewed has expired. The permittee/operator of record is solely responsible for the timely renewal of this permit. Failure of the County to notify said parties of the permit's imminent expiration shall not be grounds for the uses continued operation after the expiration of the permit.

5. Issuance of Zoning Clearance

A Zoning Clearance shall be obtained prior to initiating site preparation or drilling activity. Prior to issuance of a Zoning Clearance the permittee shall submit to the Planning Director, together at one time, written documentation that the provisions of the following conditions have been complied with: (6, 8, 9, 10, 18, 19, 22, 25)

6. Other Permit Clearances

That the Planning Director shall be furnished the conditions and a written clearance from all applicable permitting agencies that the permittee has complied with all applicable conditions of their respective permits. These permits include: (Uniform Fire Permit, Authority to Construct Permit, Permit to Operate, grading permit, encroachment permit, etc). Only those permits marked with an asterisk (*) are required to be submitted prior to issuance of a Zoning Clearance. Proof of application for Uniform Fire Permit and authority to construct are required to be submitted prior to issuance of a Zoning Clearance.

7. Proposed Permit Modifications

That all facilities and uses other than those specifically identified in the conditions of the permit are prohibited until and unless they have been authorized by the Planning Director or Planning Commission. All proposed changes to the conditions of this permit, or the existing proposed uses, facilities, structures or improvements (including construction of pipelines to and from the site) shall be presented in written and mapped form to the Planning Director who shall determine what type of permits, if any, the proposal will necessitate. The Planning Director may grant a modification to allow for time extensions to deadlines herein referenced, if the permittee can demonstrate that he has diligently attempted to meet the deadline specified. Modifications may also be granted by the Planning Director for the re-drilling of the approved well(s) or additional time beyond that allowed in Condition 2 to complete all permitted drilling if there would be no significant change in the approved plot plans and if there has been no significant changes in the land use of adjacent areas and if the permittee has complied with the terms and provisions of the permit to the satisfaction of the Planning Director. No permit shall be required for the maintenance and normal operations of existing facilities.

8. Maintaining Current Exhibits

That unless already provided with the application, the permittee shall furnish the County, in a form approved by County staff, one copy of all the most current exhibits and plot plans which reflect the conditions, provisions, and terms associated with the permit as finally approved. Within 30 days of any subsequent modification of the permit, revised exhibits and plot plans shall be submitted to the Planning Director. Upon obtaining production, the permittee shall submit a FINAL facilities plan (Plot Plan A) pursuant to Condition "1".

9. Contact Person

That the permittee shall provide the Planning Director with the current name and/or position title, address, and phone number of the permittee's field agent and other representatives who shall receive all orders and notices as well as all communications regarding matters of condition and code compliance at the permit site. There shall always be such a contact person(s) designated by the permittee. One contact person(s) shall be available 24 hours a day during the drilling phase of the project to respond to noise complaints by citizens and the County. If the address or phone number of the permittee's agents should change, or the responsibility be assigned to another person or position, the permittee shall provide the Planning Director with the new information without delay.

10. Notice of Permit Requirements

That unless otherwise required by the Planning Director, the permittee shall, prior to drilling, provide copies of the conditions applicable to the permit to the surface owner of record, the drilling contractor and all other parties and vendors dealing with the daily operation of the proposed drilling activities. Furthermore, a current set of permit conditions

shall be posted at the drill site during drilling for use by persons participating in the drilling of said well(s).

11. Notice of Commencement of Site Preparation or Drilling

That ten days perior to commencement of site preparation or drilling, the permittee shall notify, in writing, the surface owner and all residents on the property that such activities are about to occur. Prior to conducting maintenance activities, the permittee shall notify all the residents on the property, if they can be reached.

12. Change of Ownership Notice

That no later than ten days after any change of property ownership or of lessee(s) or operator(s) of the subject use, there shall be filed with the Planning Director the name(s) and address(es) of the new owner(s), lessee(s) or operator(s), together with a letter from any such person(s) acknowledging and agreeing to comply with all conditions of this permit. Furthermore, amendments and updates of all the applicable materials required pursuant to Condition Nos. (9, 10, 18, 19, 22, 25) shall also be submitted at the same time.

13. Permittee Defense Costs

That the permittee agrees as a condition of issuance (or renewal) and use of this permit to defend, at his sole expense, any action brought against the County because of issuance (or renewal) of this permit or, in the alternative, to relinquish this permit. Upon demand from the County, permittee will reimburse the County for any court costs and/or attorney's fees which the County may be required by a court to pay as a result of any such action. County may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve permittee of his obligations under this condition.

14. Severability

That if any of the conditions of this permit are held to be invalid, the holding shall not invalidate any of the remaining conditions or limitations set forth.

15. Acceptance of Conditions

That the permittee's acceptance of this permit and/or commencement of construction and/or operations under this permit shall be deemed to be acceptance by permittee of all conditions of this permit.

16. Liability (Other Responsibilities)

That neither the issuance of a use permit hereunder nor compliance with the conditions thereof shall relieve an operator from any responsibility otherwise imposed by law for damage to persons or property, nor shall the issuance of any use permit hereunder serve to impose any liability upon the County of Ventura, its officers or employees for injury or damage to persons or property.

17. Requirements of Other Agencies

No condition of a Conditional Use Permit for uses allowed by this Chapter shall be interpreted as permitting or requiring any violation of law, or any lawful rules or regulations or orders of an authorized governmental agency. In instances where more than one set of rules apply, the stricter ones shall take precedence. The design, maintenance, and operations of the permit area/s and facilities shall comply with all applicable requirements of Federal, State, and County authorities, and all such requirements shall by reference, become conditions of this permit.

18. Insurance

The permittee shall maintain, for the life of the permit, liability insurance of not less than \$500,000 for one person, \$1,000,000 for all persons, and \$2,000,000 for property damage. This requirement shall not preclude the permittee from being self-insured. A request by the permittee to be self-insured shall be subject to the approval of the Planning Director, upon consultation with the County Auditor-Controller, and such request shall be accompanied by a CPA audited balance sheet.

19. Penal Securities

The permittee shall file, in a form acceptable to the County Counsel and certified by the County Clerk, a bond or other security in the penal amount of \$10,000.00 for each well that is drilled or to be drilled. Any operator may, in lieu of filing such security for each well drilled, redrilled, produced or maintained, file a security in the penal amount of \$10,000.00 to cover all operations conducted in the County of Ventura, a political subdivision of the State of California, conditioned upon the permittee well and truly obeying, fulfilling and performing each and every term and provision in the permit. In case of any failure by the permittee to perform or comply with any term or provision thereof, the Planning Commission may, after notice to the permittee and a public hearing, by resolution, determine the amount of the penalty and declare all or part of the security forfeited in accordance with its provisions. The sureties and principal will be jointly and severally obligated to pay forthwith the full amount of the forfeiture to the County of Ventura. The forfeiture of any security shall not insulate the permittee from liability in excess of the sum of the security for damages or injury or expense or liability suffered by the County of Ventura from any breach of permittee of any term or condition of said permit or of any applicable ordinance or of this security. No security shall be exonerated until after all the applicable conditions of the permit have been met.

20. Reporting Accidents

The permittee shall immediately notify the Planning Director, Fire Department, and all other applicable agencies in the event of fires, spills or hazardous conditions not incidental to the normal operations at the permit site. Upon request of any County Agency, the permittee shall provide a written report of any incident within seven calendar days which shall include, but not be limited to, a description of the facts of the

incident, the corrective measures used, and the steps taken to prevent a recurrence of the incident. This condition does not supersede nor replace any requirement of any other governmental entity for reporting incidents as described above. Any oil spills shall be cleaned and corrected within 24 hours of the date and time of the oil spill.

21. Suspension of Use

The Planning Director may suspend, following a duly noticed hearing, all or portions of the permit's operations until such time as the violation(s) in question is (are) corrected. If the suspension of well operations is ordered by the Planning Director it shall only occur after consulting with the Division of Oil and Gas about the implications of such a suspension. Approval of any other County permits requested by permittee relating to the subject project may also be withheld until the violation(s) in question is (are) corrected.

22. Inspection and Enforcement

The permittee shall bear the full costs incurred by the County or its consultant for monitoring and enforcement activities related to resolution of confirmed violations. The permittee shall also bear the full costs incurred by the County for inspections of the project during the following phases of the project: Site preparation, drilling, production, and/or rehabilitation of the site if a producing well was not achieved and periodic reviews pursuant to Condition No. 3.

To ensure that the funds are available for the legitimate and anticipated costs incurred for such inspections, the permittee shall deposit \$ _____ with the County prior to the issuance of a Zoning Clearance. The funds shall also cover the costs for any other necessary inspections or the resolution of confirmed violations that may occur. Once the project is in the production phase, the required deposit fee may be eliminated or reduced by the Planning Director to an amount commensurate with the anticipated costs of monitoring and enforcing the permit. One deposit may be made to cover all of the permittee's various permits.

Upon receiving notice from the County that the required deposit fee is below the required level or that the County is to be reimbursed for its costs associated with the permit, the permittee shall have 30 days to bring the deposit fee up to the required level or pay the costs billed to him. Such notice shall be accompanied by an accounting of how deposited funds have been spent. Failure to pay the required bill or maintain the required deposit fee balance shall be grounds for suspension or revocation of the permit.

Prior to the County engaging any independent consultants or contractors pursuant to this condition, the County shall confer with the permittee over the work to be contracted for and the costs of such work, and receive the approval of the Board of Supervisors. Unless otherwise required, the permittee may waive the requirement of Board approval. Whenever feasible, the lowest bidder will be used. The permittee may hire private consultants to undertake work required by the County provided the consultant and the proposed scope of work are acceptable to the County.

23. Setbacks

No well shall be drilled and no equipment or facilities shall be permanently located within:

- a) 100 feet of any dedicated public street, highway or nearest rail of a railway being used as such, unless the new well is located on an existing drill site and the new well would not present a safety or right-of-way problem. If aesthetics is a problem, then the permit must be conditioned to mitigate the problem.
- b) 500 feet of any building not necessary to the operation of the well, unless a waiver is signed allowing the setback to be reduced. In no case shall the well be located less than 100 feet from said structures.
- c) 500 feet of any institution, school or other building used as a place of public assemblage, unless a waiver is signed allowing the setback to be reduced. In no case shall any well be located less than 300 feet from said structures.
- d) 300 feet from the edge of the existing banks of "Red Line" channels as established by the Ventura County Flood Control District (VCFCD) and 100 feet from the existing banks of all other channels appearing on the most current United States Geologic Service (USGS) 2,000' scale topographic map as a blue line. These setbacks shall prevail unless the permittee can demonstrate to the satisfaction of the Public Works Agency that the subject use can be safely located nearer the stream or channel in question without posing an undue risk of water pollution, damage to wildlife and habitat, and impairment of flood control interests. In no case shall setbacks from streams or channels be less than 50 feet. All drill sites located within the 100-year flood plain shall be protected from flooding in accordance with Flood Control District requirements.
- e) The applicable setbacks for accessory structures for the zone in which the use is located.
- f) 100 feet from any spring appearing on the most current USGS 2000' scale topographic map.

24. Fire Department Setback

That no oil well shall be drilled within:

- a 75 feet of any dedicated public street, highway or railway;
- b. 100 feet of any building not necessary to the operation of the well, and;
- c. 300 feet of any building used as a place of public assemblage, institution or school.

25. Removal of Equipment

All equipment used for drilling, redrilling, or maintenance work on approved wells shall be removed from the site within 30 days of the completion of such work unless a time extension is approved by the Planning Director.

26. Containment of Contaminants/Spill Contingency Plan

Oil, produced water, drilling fluids, cuttings, and other contaminants associated with the drilling, production, storage, and transport of oil shall be contained on the site unless properly transported off-site or injected into a well. The permittee shall furnish the Planning Director a plan for controlling oil spillage and preventing saline or other polluting or contaminating substances from reaching surface or subsurface waters. The plan shall be consistent with the requirements of the County, State, and Federal Government.

27. Waste Storage

That unless otherwise advised by the applicable State Agencies, rotary mud, produced water, drill cuttings, or liquid hydrocarbons, and all other oil field wastes derived or resulting from, or connected with, the drilling or reworking of any well shall be discharged into portable watertight receptors. All waste materials shall be completely removed from the drill site within 30 days after completion of drilling or maintenance of a well and disposed of in an approved manner. This shall not preclude the injection of water into a well and attendant storage tanks for such injection.

28. Dust Prevention

The drill site and all roads or hauling routes located between the public right-of-way and the subject site shall be improved or otherwise treated as required by the County and maintained as necessary to prevent the emanation of dust.

29. Light Emanation

Light emanation shall be controlled so as not to produce excessive levels of glare or abnormal light levels directed at any neighboring uses. Lighting shall be kept to a minimum to maintain the normal night-time light levels in the area.

30. Painting

All permanent facilities, structures, and aboveground pipelines shall be colored so as to mask the facilities from the surrounding environment and uses in the area. Said colors shall also take into account such additional factors as heat buildup and designation of danger areas. Said colors shall be approved by the Planning Director prior to painting of facilities.

31. Site Maintenance

The permit area shall be maintained in a neat and orderly manner so as not to create any hazardous or unsightly conditions such as debris, pools of oil, water or other liquids, weeds, brush, and trash. Equipment and materials may be stored on the site which are appurtenant to the operation and maintenance of the oil well located thereon. If the well has been suspended, idled or shutin for 30 days, as determined by the Division of Oil and Gas, all such equipment and materials shall be removed within 90 days.

32. Site Restoration

Within 90 days of revocation, expiration, surrender of any permit, or abandonment of the use, the permittee shall restore and revegetate the premises to its original condition as nearly as is practicable, unless otherwise requested by the landowner and approved by the Planning Director.

33. Signs

In addition to the signage otherwise allowed by the County Ordinance Code, only signs required for directions, instructions, and warnings, identification of wells and facilities, or signs required by other County ordinances or State and Federal laws may be placed in areas subject to this Conditional Use Permit. Directional signs (maximum size: four square feet) may be erected along the access route to the drill site subject to the approval of the Planning Director. Identification signs (maximum size: four square feet) shall contain, at minimum, the following information:

1. Division of Oil and Gas well name and number.
2. Name of owner or operator.
3. Name of lease and name and/or number of well.
4. Name and telephone number of person(s) on 24-hour emergency call.

Well identification sign(s) shall be maintained at the well site from the time drilling operations cease until the well is abandoned.

34. Fencing

All active well sites (except submersible pumps), sumps and/or drainage basins or any machinery in use or intended to be used at the well site or other associated facilities shall be securely fenced, if required, based on the Planning Director's determination that fencing is necessary due to the proximity of nearby businesses, residences, or other occupied sensitive uses. A single, adequate fence may be used to enclose more than one oil well or well site and appurtenances. Location of fences shall be shown on a submitted plot plan and/or landscape plan, if required. Fences must meet all Division of Oil and Gas regulations.

35. Shipping Tanks

That any production shipping tank(s) installed on the subject permit site shall have a collective rated capacity of not more than _____ barrels per site and said tank(s) and appurtenances shall be painted in accordance with the paint scheme approved by the Planning Director within 30 days of erection of said tanks. Said tanks shall be kept painted and maintained in good condition at all times.

36. Transporting Oil, Gas and Waste Products

That at any time during the life of the permit the Planning Director determines that transport of oil offsite by truck is creating traffic problems, oil and gas products shall be transported offsite by pipeline when pipeline connections are determined by the Planning Director to be available and feasible. The installation of the necessary pipelines shall occur in accordance with a reasonable time schedule established by the Planning Director. Where pipeline connections are not available or feasible, oil products may be removed by truck. All tanker trucking shall be limited to Monday through Saturday, between the hours of 7:30 a.m. and 6:30 p.m. of the same day. Except under emergency circumstances, as determined by the Planning Director, no more than _____ tanker trucks per day shall be permitted to haul oil and waste products generated from an area under an oil permit through a residential area.

37. Landscape Plan

That the site shall be landscaped so as to screen production equipment from view of _____ in a manner consistent with the natural character of the area. This shall be accomplished pursuant to a reasonable time schedule established by the Planning Director once the Director determines that fencing, landscaping, or screening is necessary. The Plans for said work shall be prepared in accordance with the County's Landscape Guidelines and shall be submitted to the County for review with the then current landscape review fee. Such plans shall include specifications and a maintenance program and shall be approved by the Planning Director prior to their implementation. Wherever practical, native drought-tolerant materials shall be used for landscaping and revegetation, unless their use would not provide effective and timely screening. Consideration shall also be given to above ground pipelines which are part of the project. Landscape maintenance shall be subject to periodic inspection by the County. The permittee shall be required to remedy any defects in landscape maintenance within 30 days of notification by the County.

38. On-Site Quarters

That no one shall reside on the area under permit except those individuals who are required to be on the site 24 hours per day. These individuals include, but are not limited to, the foreman, drilling mud specialist, mud logger, and directional drilling technicians.

39. Noise Standard

Unless herein exempted, drilling, production, and maintenance operations associated with this permit shall not produce noise, measured at a point outside of occupied sensitive uses such as residences, schools, health care facilities, or places of public assembly, that exceeds the standard listed below.

Nomenclature and noise level descriptors, definitions are in accordance with ANSI Sec. 3.33-1980, "Second Level Descriptors for Determination of Compatible Land Use." Measurement procedures shall be in accordance with the adopted "Noise Measurement Guidelines and Procedures."

The maximum allowable average sound level is as follows:

<u>Time Period</u>	<u>Average Noise Levels (LEQ)</u>	
	<u>Drilling and Maintenance Phase</u>	<u>Production Phase</u>
Day (6:00 a.m. to 7:00 p.m.)	55 dB(A)	45 dB(A)
Evening (7:00 p.m. to 10:00 p.m.)	50 dB(A)	40 dB(A)
Night (10:00 p.m. to 6:00 a.m.)	45 dB(A)	40 dB(A)

Noise from the subject project shall be considered in excess of the standard when the average sound level, measured over one hour, is greater than the standard that follows. A violation of the permit's applicable noise standard shall have occurred when the average noise level (LEQ), measured in accordance with the adopted "Noise Measurement Guidelines and Procedures," (NMGP) exceeds the applicable noise standard, unless the permittee can demonstrate that the average ambient noise level at the occupied sensitive use in question is within 10 dB of the applicable noise standard as measured in accordance with the NMGP. If this can be demonstrated, a violation will have occurred if the average noise level (LEQ) exceeds the applicable noise standard plus 3dB.

Readings of the average ambient noise level may be taken at the drill site, nearby sensitive uses, and other locations typical to the area prior to the commencement of operations. These measures shall be taken pursuant to the NMGP and shall be used to determine if the 3dB tolerance factor can be used in determining if a noise violation exists at a sensitive use. If ambient noise level readings were not taken at the sensitive use where the alleged violation is occurring, the Planning Director shall decide if the readings taken at other suspected locations are comparable enough to be used.

For purposes of this section, a well is in the "producing phase" when hydrocarbons are being extracted or when the well is idled and not undergoing maintenance. It is presumed that a well is in the "drilling and maintenance phase" when not in the "producing phase."

40. Exceptions to Noise Standard

The noise standard established for this permit shall not be exceeded unless exempted under any of the following provisions:

- a. Where the ambient noise levels exceed the applicable noise standard. In such cases, the maximum allowable noise levels shall not exceed the ambient noise levels.
- b. Where the owners/occupants of sensitive uses have signed a waiver indicating that they are aware that drilling and production operations could exceed the allowable noise standard and that they are willing to experience such noise levels. The applicable noise levels shall apply at all locations where the owners/occupants did not sign such a waiver.

41. Compliance with Noise Standard

When a permittee has been notified by the Planning Division that his operation is in violation of the applicable noise standards, he shall correct the problem as soon as possible in coordination with the Planning Division. In the interim, operations may continue, however the operator shall attempt to minimize the total noise generated at the site by limiting, whenever possible, such activities as the following:

- (a) hammering on pipe;
- (b) racking or making-up of pipe;
- (c) acceleration and deceleration of engines or motors;
- (d) drilling assembly rotational speeds that cause more noise than necessary and could reasonably be reduced by use of a slower rotational speed;
- (e) picking up or laying down drill pipe, casing, tubing or rods into or out of the drill hole.

If the noise problem has not been corrected by 7:00 p.m. of the following day, the offending operations, except for those deemed necessary for safety reasons by the Planning Director upon the advise of the Division of Oil and Gas, shall be suspended until the problem is corrected.

42. Preventive Noise Insulation

If drilling, redrilling or maintenance operations such as pulling pipe or pumps, are located within 1,600 feet of an occupied sensitive use, the work platform, engine base and draw works, crown block, power sources, pipe rack, and other probable noise sources associated with a drilling or maintenance operation shall be enclosed with soundproofing sufficient to ensure that expected noise levels do not exceed the noise limits applicable to the permit. Such soundproofing shall be installed prior to the commencement of drilling or maintenance activities and shall include any or all of the following: accoustical blanket coverings, soundwalls, or other soundproofing materials or methods which ensure that operations meet the applicable noise standard.

43. Waiver of Preventive Noise Insulation

The applicant may have a noise study prepared by a qualified accoustical consultant, approved by the County. If the findings of the study conclude that the proposed project will meet the County Noise Standards and do not constitute a nuisance, then the soundproofing requirement may be waived. If the findings show that a noise level will be generated above and beyond the County standards, then soundproofing must be installed sufficient to meet the applicable noise standard. Where a waiver is signed, no preventive noise insulation will be required.

44. Soundproofing Material

All accoustical blankets or panels used for required soundproofing shall be of fireproof materials and shall comply with California Industrial Safety Standards and shall be approved by the Ventura County Fire Protection District prior to installation.

45. Hours of Well Maintenance

All non-emergency maintenance of a well, such as the pulling of pipe and replacement of pumps, shall be limited to the hours of 7:00 a.m. to 7:00 p.m. of the same day if the well site is located within 3,000 feet of an occupied residence. The requirements may be waived by the Planning Director if the permittee can demonstrate that the applicable noise standard can be met or that all applicable parties within the prescribed distance have signed a waiver.

46. Limited Drilling Hours

All drilling activities shall be limited to the hours of 6:00 a.m. through 7:00 p.m. of the same day when they occur less than 800 feet from an occupied sensitive use. Night time drilling shall be permitted if it can be demonstrated to the satisfaction of the Planning Director that the applicable noise standard can be met or that all applicable parties within the prescribed distance have signed a waiver.

47. Processing of Noise Complaints

The following process shall be used to resolve noise problems related to the project:

- a. All complaints of noise shall be first directed to the permittee's noise contact person established pursuant to Condition 9.
- b. As soon as possible after receiving a complaint from the County or a citizen, but not more than three hours later, the permittee shall cause informal measurements to be taken of the project's noise in accordance with the adopted Noise Measurement Guidelines and Procedures (NMGP).
- c. The permittee shall report his findings to the complainant within three hours unless otherwise agreed to by the parties in question.

- d. If the measurements taken are indicative of a possible violation, the permittee shall take immediate action such as required in Condition 40 to correct the potential problem. The measurements taken informally shall not be sufficient grounds to make an official determination that a violation has occurred.
- e. If the problem persists, a citizen may refer the matter to the County Planning Division through the formal complaint process. When this occurs, the County may require additional informal tests to determine the nature of the problem.
- f. If noise complaints continue despite informal measurements and corrective measurements by the permittee and there is reason to believe the informal measurements are not adequately evaluating the situation, the Planning Director may require a formal noise evaluation to be made by a qualified noise expert at the permittee's expense pursuant to Condition 22. The noise evaluation shall be conducted in accordance with the NMGP and in a manner approved by the Planning Director. Until such time as a determination is made regarding the existence of a violation, the operator shall take steps to minimize any on-going noise emanations.

48. Waivers

Where provisions for the waiver of an ordinance requirement, the waiver must be signed by all adult occupants of a dwelling, or in the case of other sensitive uses, by the owner of the use in question. Unless otherwise stated by the signatory, once a waiver is granted, the permittee is exempt from affected ordinance requirements for the life of permit. Additionally, unless otherwise stated by the signatory, a waiver signed pursuant to Condition 40 shall also be considered a waiver applicable to Conditions 42, 43, 44, 45 and 46.

49. Application of Sensitive Use Related Standards

The imposition of regulations on oil operations, which are based on distances from occupied sensitive uses, shall only apply to those occupied sensitive uses which were in existence at the time the permit for the subject oil operations were approved.

50. Cultural Resources and Paleontology

That, in accordance with the Ventura County General Plan Resources Appendix, when archaeological or historical materials and/or features of importance to the local Native American community are disturbed or uncovered, the permittee shall ensure preservation of the site by ceasing all operations in the area of disturbance; shall obtain the services of a County-approved archaeologist and, if necessary, Native American monitor, to recommend proper disposition of the site; and shall obtain Planning Division concurrence of the recommended disposition prior to resuming operations in the area of disturbance. If fossil materials are uncovered, a County-approved paleontologist shall be retained to examine uncovered materials. In most cases, drilling may continue if fossil materials are discovered, after proper clearance is obtained from the retained

paleontologist. That if archaeological or historical artifacts are uncovered, the permittee shall ensure the preservation of the site; shall obtain the services of a qualified archaeologist to recommend proper disposition of the site.

ENVIRONMENTAL HEALTH DIVISION

51. Open Excavations

That all open excavations, including but not limited to oil wells, cellars, and water wells, shall be adequately protected on property destroyed in accordance with Section 24400, State Health and Safety Code and the County Ordinance Code.

52. Hazardous Waste Disposal

That disposal of any potentially hazardous wastes, as defined in Section 25117, State Health and Safety Code, shall be in compliance with applicable State and Federal regulations.

AIR POLLUTION CONTROL DISTRICT

53. APCD Rules

Facilities shall be constructed and operated in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District.

54. Drilling Phase Authority to Construct

An APCD Authority to Construct shall be obtained for all equipment subject to permit prior to construction or commencement of drilling operations.

55. Oil Data

Oil data collection form B shall be submitted within 30 days of completing drilling operations.

56. Production Phase Authority to Construct

An APCD Authority to Construct shall be obtained for all equipment subject to permit prior to construction.

FIRE DEPARTMENT CONDITIONS

57. UFCP Application

Permittee must submit evidence of Uniform Fire Code Permit Application to the Planning Division prior to obtaining a Zoning Clearance for site preparation.

58. UFCP

That no person shall drill, own, operate, or maintain an oil well without a Uniform Fire Code Permit, issued by the Ventura County Fire Prevention Bureau. The permit for any new oil well shall be issued only after it has been determined by a field inspection that the oil well site complies with the provisions of the Uniform Fire Code.

59. Access Roads

That main access roads to the drilling site shall be constructed and maintained so as to allow access by fire department apparatus.

60. Water Supply System

That water for fire protection shall be required during all drilling operations or during maintenance of a hazardous nature. Unless an adequate water supply is otherwise available and approved by the County Fire Department, such as a hydrant or reservoir, a minimum 20,000 gallon tank (500 barrel baker tank) shall be installed. The water supply system shall be: 1) provided with a shutoff valve; 2) equipped with a four inch National Standard Threaded male outlet; and 3) maintained by the applicant. The location of the outlet/supply shall be subject to acceptance by the local engine company who shall be contacted prior to the preparation of the drilling site.

61. Fire Flow Requirements

That when the production of oil or gas is attained at any drilling site, water for fire protection shall meet the fire flow requirements established by the Bureau of Fire Prevention, and shall be provided prior to construction of tank farm.

62. Brush Clearing

That brush and other combustible materials surrounding the drilling site shall be cleared for 100 feet or as directed by the Bureau of Fire Prevention.

63. Spark Arresters

That spark arresters shall be installed and maintained on all internal combustion engines when the drilling site is located within 500 feet of a hazardous brush area.

64. Ignition Source Locations

That no storage tank or boiler, fired heater, open flame device or other source of ignition shall be located nearer than 25 feet to any oil well. Engines used in the drilling production and servicing of oil wells are exempt from the above provision.

65. Site Maintenance

That no person shall permit or cause to be permitted any oil, waste oil, refuse or waste material to be on the surface of the ground under, around or near any oil well, pump boiler, oil storage tank or building except within an oil sump or tank.

66. Blowout Protection

That adequate protection shall be provided to control and prevent the blowout of an oil well. Protection equipment shall meet the requirements as specified by Federal, State or other applicable jurisdictions.

67. Soundproofing Material

Where soundproofing material is required during oil field operations, such materials shall be noncombustible, provided that fire-retardant treated material may be used and maintained subject to the approval of the Chief.

68. Smoking Prohibition

That smoking shall not be permitted at any oil well or tank location except as designated and posted areas approved by the Chief.

69. Fire Extinguishers

That a minimum of ten fire extinguishers shall be maintained at well locations where drilling, servicing or repair work is being conducted. Each such extinguisher shall have a minimum classification of 20B as set forth in NFPA Standard No. 10, "Portable Fire Extinguishers."

70. Uniform Fire Code Compliance

That the project shall be in accordance with National Fire Protection Association, Pamphlet #30 and the Uniform Fire Code.

71. Other:

PUBLIC WORKS AGENCY

72. Prior to initial drilling, the intersection of the access road with the County road shall be improved to Plate E-6 of the Ventura County Road Standards.

73. The drill site(s) and access road(s) shall not obstruct natural drainage courses.

74. During drilling operations, sealing of the annular well space from ground surface through the base of fresh water shall be performed to prevent degradation of groundwater quality.
75. Prior to preparation of the drilling sites, a specific grading plan with provisions for drainage control for the access roads and drill sites shall be submitted to the Public Works Agency for review and approval.
76. All wastewater shall be disposed of at a Class I disposal site or other disposal site approved by the California Regional Water Quality Control Board.

ventura county general plan

area plan
for the
el rio area

the el rio
plan

1980
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VENTURA COUNTY GENERAL PLAN
AREA PLAN FOR THE EL RIO AREA

Adopted by the Ventura County Board of Supervisors - November 25, 1980

Amended - December 20, 1983

Amended - October 28, 1986

Amended - June 23, 1987

Amended - May 24, 1988

Amended - December 20, 1988

Amended - December 19, 1989

Amended - December 11, 1990

VENTURA COUNTY GENERAL PLAN
AREA PLAN FOR THE
EL RIO AREA

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EL RIO AREA PLAN

A. INTRODUCTION

The El Rio Area Plan is an integral part of the Ventura County General Plan serving as the Land Use Plan for the El Rio area. This Plan governs the distribution, general location, and extent of the uses of land for housing, business, industry, open space, agriculture, and community facilities within the El Rio area.

The El Rio Area Plan is composed of this Policy Document and a land use plan map at a scale of 1" = 1000' depicting the El Rio area.

1. History of the Area Plan

In January 1979, the Ventura County Board of Supervisors authorized the development of the El Rio Area Plan, and the Area Plan implementation. Previously planning decisions were based on the Land Use Element of the Ventura County General Plan which was adopted in 1963. The El Rio area was included as part of the Ventura-Oxnard Plan. Additionally, the Open Space Element provided further guidance, supported by the rest of the General Plan Elements.

Because the planning area is within the Sphere of Interest of the City of Oxnard, plans also were developed by the City. One of the plans is known as the Del Norte Community Plan, which was adopted by the City in 1967. This Plan was superseded in 1969 by the Oxnard 2000 - General Plan. The most recent Plan under which the City is operating is the Oxnard General Plan - 1990, adopted in 1978.

The El Rio Municipal Advisory Council (MAC) was selected to act as the decision making body for the community. The El Rio MAC is made up of nine members and their alternates.

The El Rio MAC considered the El Rio Area Plan at least once per month from January through October 1980. Additional meetings were scheduled as the need occurred. Each meeting was open to the public and community members were encouraged to participate at any time.

2. Planning Process Background

Development of the El Rio Area Plan required the joint effort of the El Rio MAC, County Planning Division, and various other County Division staff and resource persons.

El Rio Municipal Advisory Council - The El Rio MAC identified issues pertinent to the El Rio Planning Area and formulated goals to address these issues. Policies were developed that will insure the achievement of these goals. The El Rio MAC reviewed existing land uses, adopted proposed land use changes and developed the final land use map.

County Planning Division - The Planning Division staff was responsible for development and preparation of the Area Plan, closely following the suggestions of the El Rio MAC. Planning staff collected and analyzed the data base, helped develop goals and policies, suggested land use changes and provided necessary planning tools.

County staff - Personnel from other County Divisions helped in providing data and in reviewing some of the background material.

The interaction process between the various groups involved is shown in Figure 1.

3. Methodology

The El Rio MAC identified natural and cultural forces within the community and evaluated the interrelationship of both these forces. The El Rio MAC adopted a policy that would essentially preserve the status quo of the community, maintaining a rural atmosphere and limiting development.

The process used in developing the El Rio Area Plan was divided into several phases. The sequence of these phases often varied and feedback was continuous. The various phases are shown in Figure 2.

In addition, environmental factors were mapped and identified in terms of their influence on development within the planning area. These environmental constraints included natural features such as soils, seismicity and flood plains. Zoning, existing land uses, agricultural activities and public facilities were some of the man-made features studied. After careful consideration of all the above factors, the El Rio MAC, with considerable input from the community, adopted the enclosed land use map.

4. Relationship to County General Plan

The Ventura County General Plan is the Plan by which the unincorporated portions of Ventura County will develop in the future. The Ventura County General Plan consists of: (a) Countywide Goals, Policies, and Programs containing four chapters (Resources, Hazards, Land Use, and Public Facilities and Services); (b) four appendices (Resources, Hazards, Land Use, and Public Facilities and Services) which contain background information and data in support of the Countywide Goals, Policies, and Programs; and (c) several Area Plans which contain specific goals, policies and programs for specific geographic areas of the County. The El Rio Plan is the Area Plan for the El Rio Area.

FIGURE 1
EL RIO AREA PLAN-INTERACTION PROCESS

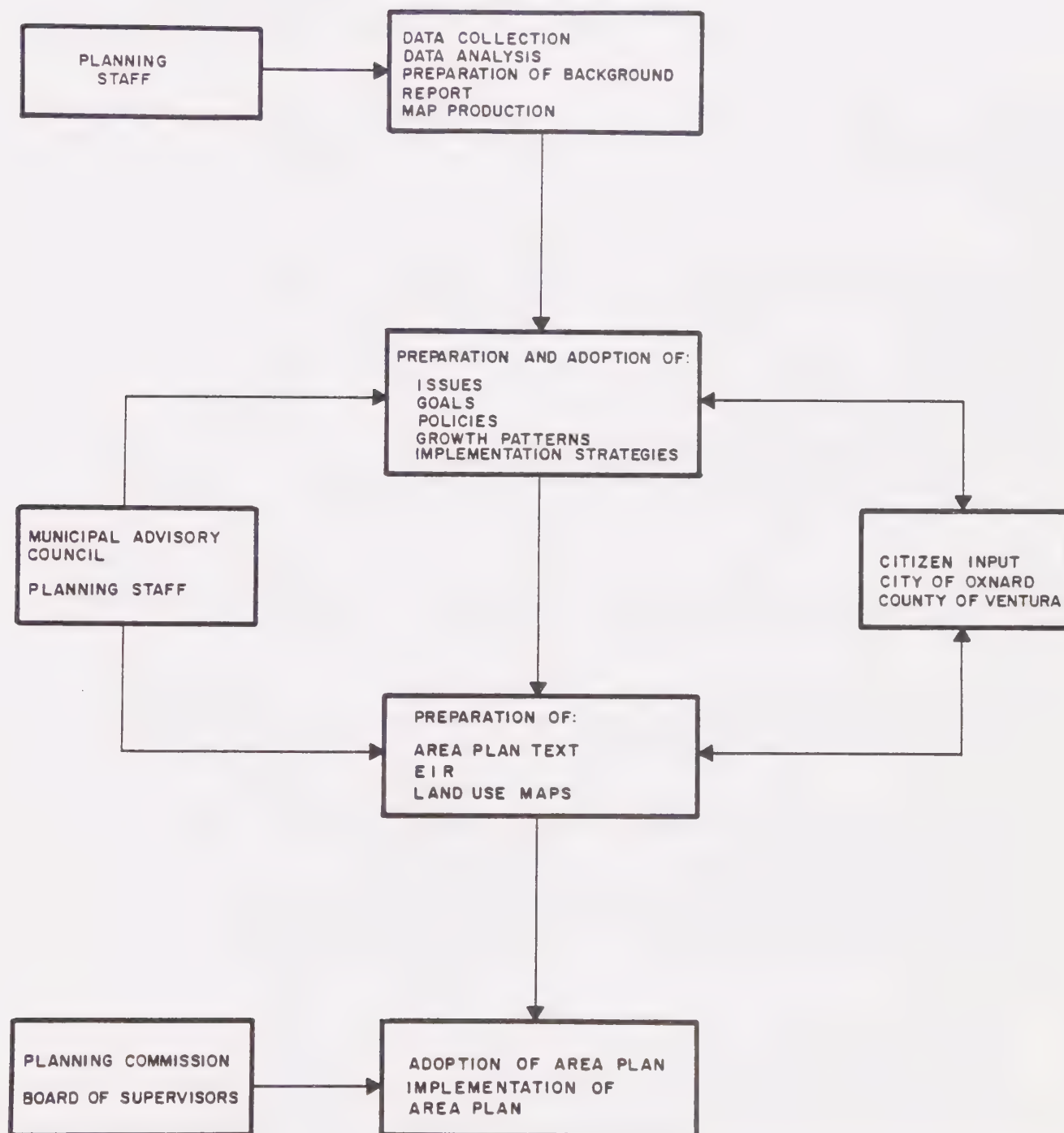
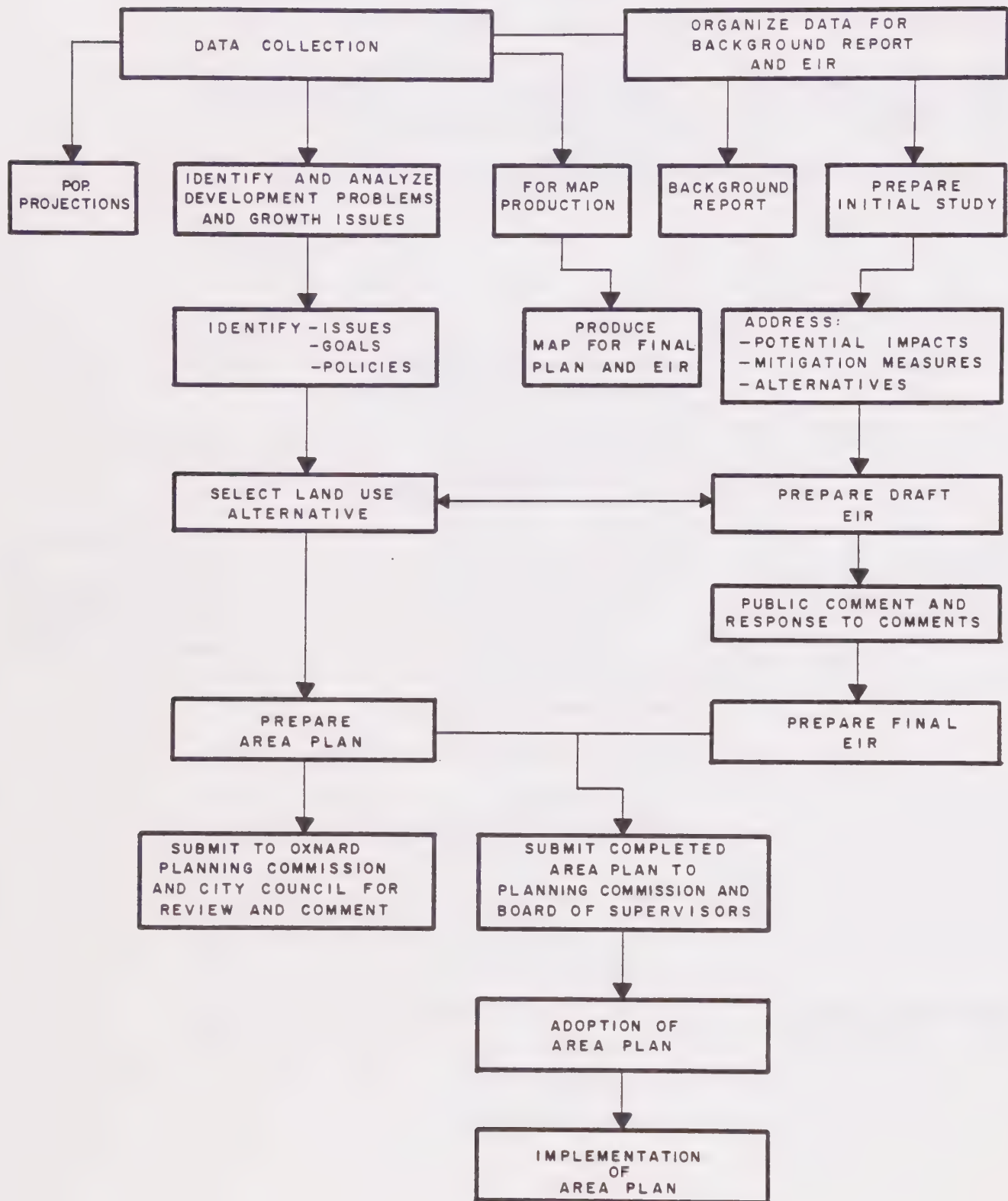


FIGURE 2
EL RIO AREA PLAN PROCESS



B. ISSUES, GOALS AND POLICIES

The identification of Issues and Goals and the formulation of policies was an important step in the development of the Area Plan. Initially, examples of issues, goals and policies developed for previous area plans were presented to the El Rio MAC by planning staff. Included in the suggested issues, goals and policies were Regional Goals and Policies adopted as a part of the 208 Areawide Waste Water Treatment Management Plan.

The suggested issues, goals and policies were reviewed, modified and adopted by the El Rio MAC. In the identification and review process, El Rio MAC members were asked to consider the following questions:

- o What does this statement mean to me?
- o If it is an issue, is it a pertinent issue? Can this Council be expected to deal with it? Is it specific enough? Can it be stated in a better way?
- o If it is a goal, is it what I would expect for the El Rio community? Will this goal help in solving the issue? Can the realization of the goal be expected?
- o If it is a policy, will it help in achieving the goal? Is the policy realistic? Is it economically feasible?
- o Do some of the statements conflict with one another?

The outcome of the review was the adoption of the following issues, goals and policies for the El Rio Area Plan:

FIRST ORDER GOALS

1. Develop, protect and maintain a healthful environment, that is realistic and economically feasible.
2. Make provisions for maintaining the rural character of the El Rio community.
3. Encourage and maintain agricultural activities in the planning area.
4. Encourage the construction of adequate flood control and drainage facilities in the El Rio community.
5. Allow new home construction to take place only on vacant and subdividable parcels in already developed areas and in accordance with the Ventura County Zoning Ordinance. However, in undeveloped areas sewer services should be provided by the County of Ventura or by contract with the City of Oxnard.
6. Coordinate planning and implementation within all levels of government, local agencies and special districts so as to aid the community in meeting its expressed goals.

1. Residential Land Use and Housing

Issue: What shall be the character of residential land use in the El Rio community?

Goal 1: Adequate housing opportunities for all segments of the population and for a variety of life styles shall be provided.

Policy 1: Provide a variety of housing types and lot sizes to meet housing needs for public demand. Protect the health, safety and welfare of the people by enforcing all County codes and ordinances.

Goal 2: Residential land use patterns in the El Rio community shall minimize environmental degradation.

Policy 1: Permit development only where adequate public services are available at the time of development. Public services include: water, sanitation facilities, schools, roads, fire and police protection.

Policy 2: Discourage residential development where environmental constraints exist and cannot be rectified. Environmental constraints include: earthquake fault zones, flood prone areas, areas subject to liquefaction and areas of expansive soils.

Policy 3: Discourage residential development on prime agricultural land, whether the land is in agricultural preserve or not, unless it is within already developed areas.

Policy 4: Require usable space for recreation and outdoor living for newly constructed multiple dwelling units.

Policy 5: Allow for transitional or buffer zones between commercial/industrial developments and residential neighborhoods.

2. Population and Urban Growth

Issue: Should the El Rio community attempt to direct population growth?

Goal 1: The Environment shall be protected by providing for only that amount of orderly growth which will ensure an adequate quality of life.

Policy 1: Determine the number of persons who can be accommodated most efficiently through the planning process of the Area Plan.

3. Commercial Land Use

Issue: What shall be the extent and character of commercial land use in the El Rio community?

Goal 1: Neighborhood commercial land use shall be designed to serve the local community.

Policy 1: Concentrate commercial development in compact areas and discourage strip commercial activities.

Policy 2: Allow necessary services and retail establishments to locate in the community, providing community make-up or market data indicate a need.

Policy 3: Incorporate good design standards into new commercial developments. Design standards include: landscaping, off-street parking, and architectural standards.

Policy 4: Encourage existing strip commercial development to consolidate driveways, parking lots and landscaped areas.

Policy 5: Discourage strip commercial development now in existence to continue.

Goal 2: Community commercial land use shall also be designed to provide specialized services for people outside the El Rio community.

Policy 1: Maintain, improve and establish new specialized services where they are best suited to serve not only the El Rio community but the entire Oxnard and Ventura area.

Policy 2: Allow highway related commercial activities at select locations along the frontage road north of the 101 freeway on unincorporated land, if sewer services can be provided.

4. Industrial Land Use

Issue: Where and how much industrial development shall there be in the El Rio community?

Goal 1: Well balanced, diversified and stable industrial establishments shall be encouraged in the El Rio community, consistent with the fill-in and round-out policy, where designated on the Land Use Map.

Policy 1: Encourage the development of industrial land uses in well planned large tracts closely located to transportation and other functional services.

Policy 2: Only allow industrial activities to locate in the community, that will not contribute to the deterioration of the environment.

5. Sand and Gravel Development

Issue: What shall be the character of present and future sand and gravel operations in the El Rio area?

Goal 1: The sand and gravel industry shall adhere to all conditions applied to the Conditional Use Permits issued to already approved projects.

Policy 1: All existing conditions set forth by the County shall apply and be enforced, including water, air, noise and "Quality of Life" protections. Enforce rehabilitation of all mines to enhance the community.

6. Oil and Natural Gas Development

Issue: What should be the character of present and future oil and gas development in the El Rio community?

Goal 1: The oil and gas industry shall utilize "Best Available Control Technology" (BACT), as outlined by APCD Rules and Regulations. Conditions applied to the Conditional Use Permits for oil development should be enforced to protect the health, safety and welfare of the citizens.

Policy 1: All existing regulations and conditions shall apply and be enforced, including water, air, noise and "Quality of Life" protection.

Policy 2: There should be no refining or tank farms allowed in the El Rio area.

7. Open Space

Issue: What areas should be preserved as open space?

Goal 1: Natural resources and natural hazard areas should be maintained as open space.

Policy 1: Preserve areas with high agricultural potential in open space.

Policy 2: Place into the open space category areas within flood plains, and potentially active faults.

Goal 2: Development shall not take place in areas designated "Open Space", except as allowed in the Ventura County General Plan.

Policy 1: All density requirements set forth in the General Plan shall be followed.

Policy 2: Encourage such non-urban uses as agriculture, water storage and percolation basins, and recreation.

The "open space" designation of the area west of Vineyard, north of the U.S. 101 Freeway and south of extended Central Avenue, does not preclude annexation of this property to the City of Oxnard in the future, when urban services are provided by the City, and assuming LAFCO approval.

8. Agriculture

Issue: Should agricultural land be preserved?

Goal 1: Agricultural land shall be preserved as an irreplaceable natural resource and economic benefit.

Policy 1: Encourage agricultural preservation consistent with the General Plan and other Board of Supervisors policies.

Policy 2: Promote and support special economic programs that aid agriculture, such as the Land Conservation Act.

Policy 3: Promote the preservation and development of water resources for the purpose of providing sufficient water to agriculture.

9. Natural Resources

Issue: Should the El Rio community provide for the preservation of natural resources?

Goal 1: The long range public interest shall be assured in the development and use of sand and gravel resources in El Rio by providing for the protection of surface and subsurface water resources.

Policy 1: Limit development of sand and gravel areas to uses compatible with resource development.

10. Water Resources and Quality

Issue: How can the El Rio community best utilize its water resources and preserve the water quality?

Goal 1: Adequate water supplies shall be made available to all residents of the El Rio community, to all commercial/industrial establishments and to agricultural pursuits.

- Policy 1: Assure that the number of new residences and new developments are consistent with available water resources.
- Goal 2: The Oxnard Forebay, the Oxnard Plain's only water recharge area, shall be protected from major developments, to insure sufficient and continued rainwater percolation into the aquifer so as to help mitigate seawater intrusion.
- Policy 1: Ensure that land uses above the Oxnard Forebay are compatible with percolation of rainwater into the aquifer.
- Policy 2: Encourage alternatives to excessive chemical pest controls and to excessive fertilization.
- Policy 3: Prevent or discourage new agricultural and other developments which degrade groundwater from locating above aquifer recharge areas.
- Policy 4.1: Only domestic wastewater, as defined in the Ventura County Building Code, shall be discharged into individual sewage disposal systems.
- Policy 4.2: Commercial or industrial uses that could seriously degrade the groundwater by the release of industrial wastewater, hazardous materials, or hazardous wastes shall be prevented or discouraged.
- Policy 4.3: All permitted commercial and industrial uses connected to individual sewage disposal systems will be required to provide assurance, to the satisfaction of the Environmental Health Division, that any release of industrial wastewater, hazardous material, or hazardous waste will be remedied in a timely manner. Assurance may include demonstration of financial responsibility.
- Goal 3: Encourage the employment of water conservation measures in new construction.
- Policy 1: All discretionary development shall include provisions for water conservation techniques and the use of drought-resistant native plants, where feasible.

11. Public Facilities and Infrastructure

Issue: Should the El Rio community consider public service availability in its plan for development?

Goal 1: Joint utilization of public facilities shall be promoted wherever feasible.

Policy 1: Permit large development only in those locations where adequate public services are available or can be readily provided. Construction will be permitted for fill-in and in industrial developments designated in the Area Plan. Public services shall include: sanitation facilities, schools, roads and police protection.

Goal 2: Ensure septic systems safeguards and that an adequate sewer system is constructed to serve existing and future development in the El Rio community.

Policy 1: Private septic systems shall be regulated by the County's Environmental Health Division in accordance with the County's Sewer Policy, Ordinance Code and County Service Area 32 (Septic System Maintenance District).

Policy 2: All industrial or commercial subdivisions in areas where no sewers are currently available shall be conditioned to require the installation of full system design dry sewers before any discretionary permits are issued. Full system design dry sewers means that the dry sewers must be consistent with a master design for the sewers in the area. In areas where no master design exists, the subdivider shall design the master sewer system, subject to the approval of the City of Oxnard.

Policy 3: All industrial or commercial subdivisions in areas where no sewers are currently available shall be conditioned to participate in the area's sewer engineering and construction funding program. In areas where no such funding program exists, the subdivider shall design the program, subject to the approval of the City of Oxnard, as well as participate in the program.

Goal 3: Ensure an adequate circulation and transportation system to serve the needs of existing and future residents of the El Rio Area.

Policy 1: Discretionary development shall be conditioned to mitigate any adverse impact to circulation, including contribution to the cost of offsite improvements.

12. Community Identity

Issue: Should El Rio attempt to preserve the cultural, physical and visual qualities in the community?

Goal 1: The cultural, physical and visual qualities of the community shall be preserved and maintained, if they merit preservation.

Policy 1: Develop community identity in the creation and growth of political jurisdiction.

Policy 2: Encourage refurbishment of older and established areas to meet community standards.

Policy 3: Encourage the implementation of land use patterns which cultivate cohesive, well-distributed development.

Policy 4: Encourage the integration of good design principles with all phases of land use decisions and development.

Policy 5: Continue to foster a strong sense of community within the area.

Policy 6: Protect the public health, safety and welfare of all segments of the community.

13. Air Resources

Issue: Should the County consider Air Quality in the El Rio Plan?

Goal 1: Promote a level of air quality which protects the public health, safety, and welfare.

Goal 2: Ensure that any adverse air quality impacts resulting from development are mitigated to the maximum extent feasible.

Goal 3: Ensure that all development is consistent with the Ventura County Air Quality Management Plan (AQMP).

Policy 1: Discretionary development which could have significant adverse air quality impacts shall be conditioned to avoid, minimize or compensate for the air quality impact.

Policy 2: Projects subject to Air Pollution Control District (APCD) permit authority shall comply with all applicable APCD rules and permit requirements, including using the best available control technology as determined by the APCD. Developers shall be encouraged to employ innovative technology, in order to minimize air pollution impacts.

Policy 3: Where deemed necessary by the APCD, discretionary development projects shall be required to submit a Transportation Systems Management Plan.

Policy 4: All air pollutant mitigation measures deemed appropriate by the APCD shall be required for all discretionary development.

Policy 5: Discretionary development shall contribute funds to the Commuter Computer as determined by the APCD.

C. AREA PLAN DESCRIPTION

The El Rio Area Plan covers an area approximately 4,770 acres in size. It is bounded by the U.S. 101 Freeway on the south, the Santa Clara River levee on the west, Los Angeles Avenue (Highway 118) on the north, and Beardsley Wash on the east. The planning area is restricted to those lands within the boundaries that are unincorporated and does not include any property under the jurisdiction of the City of Oxnard. The January 1980 population of the community is estimated to be approximately 6,300 persons.

The Area Plan attempts to balance natural resources, existing development and future land uses. The basic concept of the Plan is to allow property owners to develop their property to some degree, while preserving the rural character of the community and lowering the previously projected population capacity.

D. LAND USE DESIGNATIONS

The land use categories listed below describe the type and density of land use permitted within each category. A Summary Table (Figure 3) lists each land use designation and its total area, building intensity, population and employment capacity, and population and employment density. The purpose of each of the land use categories is described below:

1. Residential Land Use

Residential land uses in the planning area are concentrated in three locations: El Rio, Nyeland Acres and Strickland Tract. Future residential development in the planning area will be limited to fill-in and round-out of already urbanized areas. Only vacant parcels and subdividable parcels are expected to experience any development.

Residential density is based on already existing zoning and minimum lot sizes are used to determine the number of dwelling units allowable in residential areas.

Figure 3

SUMMARY TABLE
BUILDING INTENSITY/POPULATION DENSITY STANDARDS

EL RIO AREA PLAN

RESIDENTIAL

<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Maximum Intensity (DU/Ac)**</u>	<u>DU's</u>	<u>Average Pop/DU***</u>	<u>Population</u>	<u>Average Pop. Density (Pop/Acre)</u>
Open Space	5,430.1	5%	0.10	543	2.76	1,499	0.28
Very Low	69.0	29%	2.18	150	2.76	414	6.00
Low	316.2	36%	4.36	1,378	2.76	3,803	12.03
Medium	151.8	42%	6.22	944	2.76	2,605	17.16
High (Multi)	3.0	50%	12.44	37	2.76	102	34.04
Mobile Home Parks	17.0	50%	12.50	212	2.76	585	34.00
	<u>5,987.1</u>			<u>3,264</u>		<u>9,008</u>	

COMMERCIAL/INDUSTRIAL

<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Projected Floor Area (x1000 SF)</u>	<u>Average Employees/ 1000 SF</u>	<u>Employees</u>	<u>Average Employees/ Acre</u>
Commercial	34.7	60%	226.7	2.0	454	13.1
Industrial	210.1	50%	1,830.4	2.0	3,661	17.4
Commercial/ Industrial	5.5	50%	35.9	2.0	72	13.1
	<u>250.3</u>		<u>2,093.0</u>		<u>4,187</u>	

* Excludes greenhouses, hothouses, and the like. For nonconforming lots, maximum building coverage shall be 2,500 square feet, plus 1 square foot for each 22.3 square feet of lot area over 5,000 square feet.

** Excludes second dwelling units per Section 65852.2 of the State Government Code.

*** Year 2000 Forecast for Oxnard Growth Area

County Planning Division, March 1988
Revised, December 11, 1990

Ventura County General Plan
Goals, Policies, and Programs

Because of septic tank limitations, the Ventura County Interim Sewer Policy, adopted on October 24, 1972 determines that each lot shall have a minimum size of 20,000 square feet, unless justifications can be found to recommend a waiver by the Board of Supervisors. Vacant, non-conforming Legal Lots of Record are not subject to the Interim Sewer Policy.

The Ventura County Interim Sewer Policy will stay in effect in the planning area until buildings will be connected to a sewer system. In Nyeland Acres, this may be as soon as some time in 1981, while the remainder of the planning area is not scheduled to be sewered in the near future.

2. Commercial Land Use

Commercial land uses represent approximately one percent of the total planning area and approximately four percent of the urbanized area.

Commercial uses are found along either side of Vineyard Avenue and along Ventura Boulevard. The commercial establishments already in existence along Vineyard Avenue are expected to be improved to offer adequate parking, ingress and egress compatible with thoroughfare standards, integrated landscaping and limited commercial signs. These improvements will take place when a change of use of the establishment takes place. Newly developing commercial areas shall also adhere to these standards. All commercial developments shall be subject to the requirements of the Planned Development Permit as required by the Ventura County Zoning Ordinance.

Commercial categories include:

- C General Commercial Establishments
- C-1 Commercial-Industrial Mix

3. Commercial - Industrial Mixed Land Use

The commercial-industrial designation (C-1) has been established to eliminate non-conforming uses by reflecting mixed uses on Ventura Boulevard in Nyeland Acres. The area currently has commercial uses as well as industrial establishments. However, illegal uses cannot be made legal through the amendment of the General Plan.

Existing and proposed development is subject to the following restrictions:

Existing Uses

- a. All legal commercial and industrial establishments which are in existence at the time of adoption of the El Rio Area Plan are considered to be consistent with this Plan.

- b. All establishments operating illegally in either the C or I designation shall have to obtain a permit. The permits will incorporate all allowable uses specified in either the C-P-D or the M-2 zones of the Ventura County Zoning Ordinance. Development shall be subject to all development standards of the C-P-D zone and the Planned Development Permit, or the M-2 zone and the Development Permit.
- c. Expansion of non-conforming uses onto contiguous parcels is prohibited.

Proposed Uses

- a. Parcels identified as C on Map 2 shall be allowed uses specified in the C-P-D zone of the Ventura County Zoning Ordinance. Development shall be subject to all development standards of the C-P-D zone and the Planned Development Permit.
- b. Parcels identified as I on Map 2 shall incorporate all allowable uses specified in the M-2 zone of the Ventura County Zoning Ordinance. Developments shall be subject to all development standards of the M-2 zone and a Development Plan Permit.

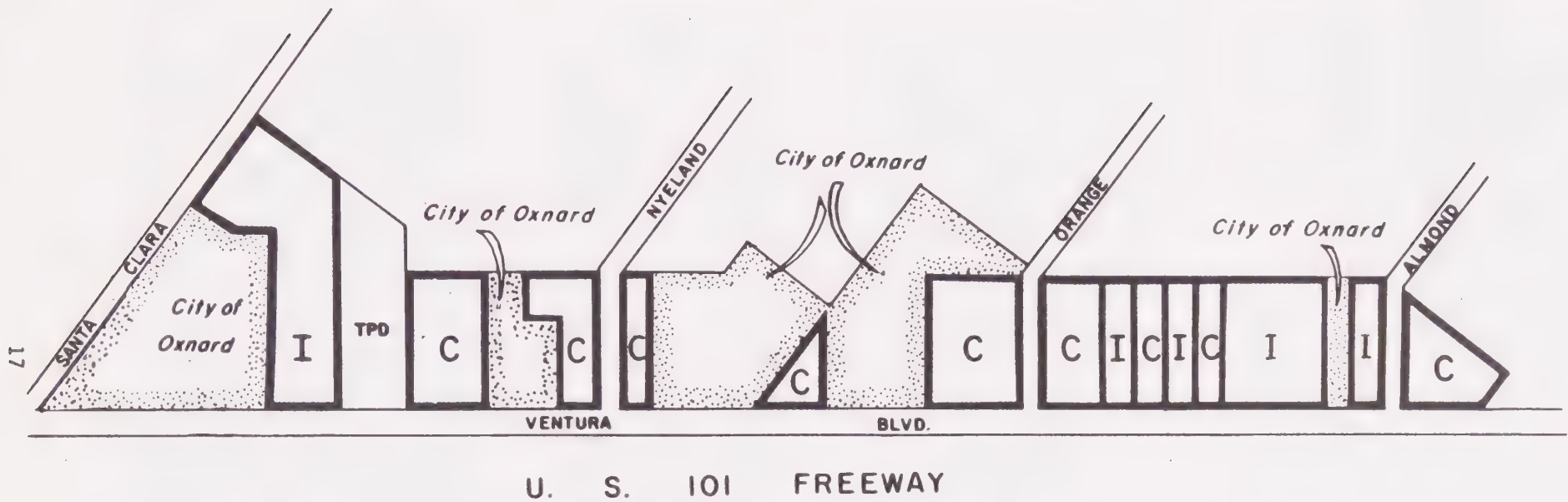
4. Industrial Land Use

Industrial land use represents approximately four percent of the total planning area, and approximately 18 percent of the urbanized area. The Area Plan does not call for any heavy industrial uses, and encourages light and medium industrial uses. The El Rio planning area has a large number of acres designated to industrial uses. The El Rio Area Plan does not anticipate an increase in industrial use.

Industrial establishments are primarily located along Ventura Boulevard and along Cortez Street in El Rio, and along the westside of Vineyard Avenue. Generally, industrial uses are not considered compatible with residential areas and are intended to be located only as indicated on the Land Use Map.

Industrial uses along Cortez Street which are legally non-conforming will be treated according to Article 42 of the Ventura County Zoning Ordinance, and shall be phased out within three to five years, unless allowed under the "grandfather clause." Establishments operating illegally along Cortez Street will not be allowed to remain.

All industrial development is subject to the Ventura County Zoning Ordinance and the Development Permit process as stated in the Ventura County Zoning Ordinance.



COMMERCIAL / INDUSTRIAL MIX
PROPOSED LAND USE

MAP 2

REV. 12/10/80

5. Open Space

The value of open space within urban areas is to preserve, maintain and enhance valuable agricultural, natural, environmental and recreational resources while permitting reasonable and compatible land use.

The goals, policies, and programs of the Open Space designation are set forth in the County General Plan.

Agriculture - The El Rio planning area as part of the Oxnard Plain, is a productive agricultural area.

The major agricultural uses in the El Rio area include citrus and avocado crops, as well as truck crops, especially strawberries.

Agricultural land uses are directly effected by urban development. Urban densities introduce impacts which result in increased costs to the farmer. Increased insurance rates due to vandalism, limited crop productivity due to urban impacts, or increased assessed valuation are all factors illustrative of increased costs which are the result of urban encroachment. Close proximity to agricultural uses of urban development creates pressure to convert agricultural land to urban uses and, once converted, there is little potential for reversion. Conversely agriculture impacts urban areas through the increased dust and noise that accompany agricultural uses, as well as the negative impacts of the use and spraying of insecticides and pesticides near residential populations.

The State Land Conservation Act (LCA) of 1965 authorizes counties to establish agricultural preserves. An agricultural preserve is essentially a contract between the county and a property owner that makes a commitment on the part of both parties to maintain the property in long term agricultural use. Lands which enter into LCA are given tax incentives to enhance the economic viability of agricultural use. Additionally, a county makes a commitment to safeguard LCA contracts by providing appropriate land use regulations.

The Board of Supervisors recently (1978) adopted policy guidelines for the administration of the Land Conservation Act (LCA) at the County level. Each LCA contract is evaluated for compliance with the intent of the LCA by using the criteria set forth in the guidelines. A key feature of LCA and the adopted policy guidelines is to promote the inclusion and maintenance of viable parcel sizes. To accomplish this maintenance of viable parcels, the guidelines and the agricultural exclusive (A-E) zoning generally prohibit the subdivision of prime lands into parcels of less than 40 acres.

Each LCA contract is committed to maintaining the land in agricultural production for a initial ten year period. Ten year contracts are renewed automatically each year for an additional year, unless the County or property owner files a Notice of Nonrenewal.

Approximately 1560 acres are in agricultural preserve in the El Rio planning area. The land designated Open Space in the Area Plan primarily is land presently in agricultural preserves.

Surface Mining - Much of the remainder of the Open Space designation is presently used for sand and gravel operations or is scheduled to be used for these purposes in the near future. The area designated as having valuable mineral resources (MRZ-2) is considerably larger than those areas currently mined. It is therefore possible, that more land presently in agricultural use will be utilized for surface mining. However, conditions imposed on future sand and gravel mining operations call for the reclamation of mined lands for agriculture.

E. IMPLEMENTATION

Implementation of the El Rio Area Plan is recommended through the use of the following procedures:

1. Zoning and General Plan Consistency

Section 65860 of the California Government Code specifies that if a city or county has officially adopted a general plan, and if the land uses authorized by the local zoning ordinance are compatible with the objectives, policies, general land uses and programs specified in the general plan; then the local zoning ordinance shall be consistent with the general plan.

Included in the El Rio Area Plan, and identified as Figure 4 is a zoning compatibility matrix which identifies zones in the Ventura County Zoning Ordinance which are consistent with the Land Use Map. Rezoning for consistency with this Plan will take place as soon as the El Rio Area Plan has been adopted by the Board of Supervisors.

2. Review of Development Proposals by Ventura County Planning Division

All development proposals, both public and private which are submitted to the County Planning Division will be reviewed for consistency with the policies of the Plan as well as the designations of the El Rio Land Use Map.

In case of reasonable doubt as to the precise alignment of land use designation boundaries on the Area Plan map, the Planning Director is authorized to determine the precise boundaries of the definite natural or man-made boundaries including, but not limited to roads, property lines, waterways, slopes, and ridgelines. Such determination must recognize the existence of the goals and policies which are set forth in the written text and must comply with the intent and the purposes of the El Rio Area Plan. Determinations shall be graphically portrayed on the adopted Area Plan map as soon as practical.

FIGURE 4

EL RIO PLAN

ZONING COMPATIBILITY MATRIX

ZONES

PLAN MAP LAND USE DESIGNATIONS	O-S (10 AC. MIN.)	A-E (40 AC. MIN.)	R-A (1 AC. MIN.)	R-E (10,000 ⁺ MIN.)	R-O (20,000 ⁺ MIN.)	R-1 (6,000 ⁺ MIN.)	R-2 (3,500 ⁺ / DU)	R-P-D	P-C	T-P	C-O	C-1	C-P-D	M-1	M-2	M-3
OPEN SPACE	○	○								○						
VERY LOW (20,000 ⁺ MIN.)				20	○	20										
LOW (10,000 ⁺ MIN.)				○		10										
MEDIUM (7,000 ⁺ MIN.)						7										
HIGH (3,500 ⁺ / DU)							○									
MOBILE HOME PARKS								○								
COMMERCIAL													○			
INDUSTRIAL															○	
COM/ INDUSTRIAL													○		○	



NOT COMPATIBLE WITH PLAN



COMPATIBLE WITH PLAN



COMPATIBLE ONLY WITH ZONE
SUFFIX EQUAL TO OR MORE
RESTRICTIVE THAN THAT
SHOWN IN THE CIRCLE.



= X ACRE
MINIMUM
LOT SIZE



= X THOUSAND
SQUARE FEET
MIN. LOT SIZE



= X UNITS PER
ACRE MAXIMUM

In granting the Planning Director such powers, it is understood that any interested party may appeal his or her decision to the Planning Commission and subsequently to the Board of Supervisors (Ventura County Ordinance Code, Division 8, Chapter 1 Article 43) and may also file for a General Plan amendment. It is further understood that the Planning Commission and the Board of Supervisors shall be informed of any specific boundary determination made by the Planning Director as appropriate.

3. Review of Development Proposals for Ordinance and Code Conformance

Development proposals shall be reviewed by the appropriate County agencies for conformance with subdivision ordinances, site development regulations, zoning ordinance codes, building codes, housing codes and any other local legislation designed to apply land use controls to meet local conditions.

4. Review of Development Proposals by Local Council

The El Rio Municipal Advisory Council shall review all projects, both public and private, for consistency with the policies of the Plan as well as the designations of the Land Use Map. The Council may then make appropriate recommendations on all proposed development within the community.







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-  **COMMERCIAL**
-  **INDUSTRIAL**
-  **COMMERCIAL / INDUSTRIAL**
-  **OPEN SPACE**

* SEE MAP 2 (PAGE 17) FOR DETAILED BREAKDOWN

RESIDENTIAL DENSITY

-  **VERY LOW** MINIMUM LOT SIZE 20,000 SQ. FT.
-  **LOW** 10,000 SQ. FT.
-  **MEDIUM** 7,000 SQ. FT.
-  **HIGH (MULTIPLE)** 7,000 SQ. FT.
-  **MOBILE HOME PARKS**
-  **CITY LIMITS OF OXNARD**

REVISIONS		
AMENDMENT NO.	DATE	CHAIRMAN BOARD OF SUPERVISORS
83-1	12-20-83	John K. Flynn
87-1	6-23-87	Margie Fisher
88-1	5-24-88	John K. Flynn
88-4	12-20-88	John K. Flynn
89-2	12-19-89	Lisa K. Lacey
90-4	12-11-90	James P. O'Brien

*1 10 AC. MINIMUM

This Plan (map) is part of the General Plan adopted pursuant to the Planning Law of the State of California, passed by resolutions of the Planning Commission on 10-30-80 and the Board of Supervisors of Ventura County on 11-25-80.

Thomas E. O'Connell
Board of Supervisors, Chairman

Carroll S. Sammons
Planning Commission, Chairman

EL RIO AREA PLAN

VENTURA COUNTY
RESOURCE MANAGEMENT AGENCY PLANNING DIVISION



SCALE 1" = 1000'

SQ. FT.

SQ. FT.

87-1	6-23-87	Mazzei
88-1	5-24-88	
88-		

ventura county general plan
area plan
for
lake sherwood/
hidden valley

the
lake sherwood/
hidden valley
plan

1987 DECISION-MAKERS AND CONTRIBUTORS

VENTURA COUNTY BOARD OF SUPERVISORS

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VENTURA COUNTY GENERAL PLAN
AREA PLAN FOR THE LAKE SHERWOOD/HIDDEN VALLEY AREA

Adopted by the Ventura County Board of Supervisors - July 14, 1987

Amended - May 24, 1988

Amended - December 20, 1988

Amended - June 20, 1989

Amended - December 19, 1989

Amended - March 2, 1993

VENTURA COUNTY GENERAL PLAN
AREA PLAN FOR THE
LAKE SHERWOOD/HIDDEN VALLEY AREA

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INTRODUCTION

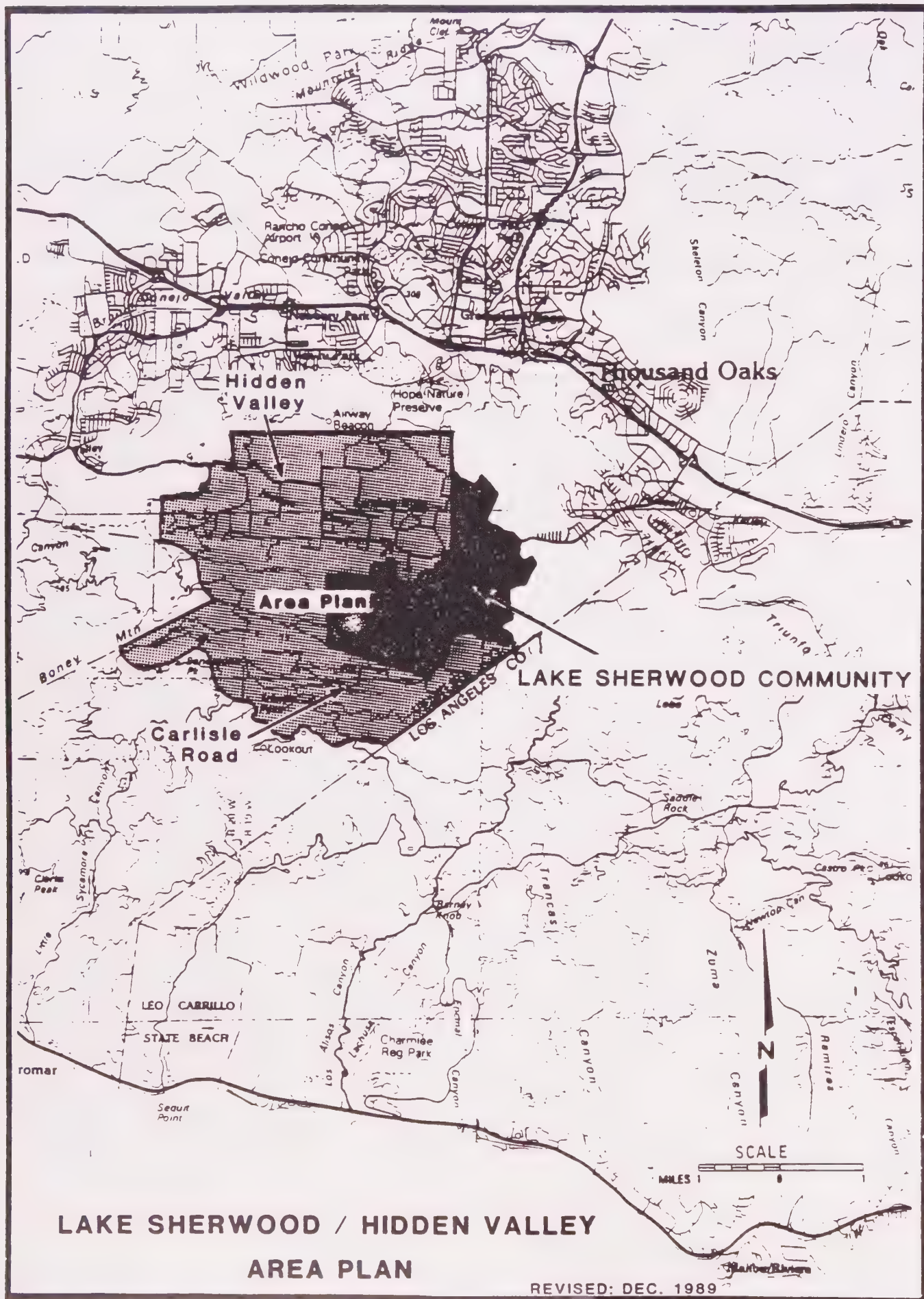
The Lake Sherwood/Hidden Valley Area Plan is an integral part of the Ventura County General Plan and, as such, serves as the Land Use Plan for approximately 8,252 acres of land in the Lake Sherwood drainage basin (see Figure 1, Location Map). This Area Plan governs the distribution, general location and types of land uses for urban residential, rural residential and open space purposes.

The Lake Sherwood/Hidden Valley Area Plan is composed of this policy document and supporting maps and tables.

AREA PLAN CHRONOLOGY

The impetus for development of this Area Plan was provided by a privately initiated General Plan Amendment request by Murdock Development Company involving the development of lands around Lake Sherwood. In November, 1984, the Board of Supervisors found this privately initiated amendment request worthy of further consideration and directed the Planning Division to study the proposal in the context of a larger planning area including Hidden Valley. The Lake Sherwood drainage basin was selected as the logical geographical unit for delineating a planning study area for the Lake Sherwood/Hidden Valley area. The Planning Division then formulated a land use plan for the entire area which combined the privately initiated Lake Sherwood proposal with a County initiated plan for the surrounding drainage basin. The goal of the County initiated portion was to preserve existing land use patterns and recognize predominant existing lot sizes in accordance with various existing land use policies.

An Environmental Impact Report (EIR) was prepared for the land use plan. After six public hearings and numerous informational Community meetings, the Environmental Report Review Committee approved the Area Plan EIR on April 8, 1987. Issues and mitigation measures raised in the EIR, together with goals and policies from other adopted County policy documents, were used to formulate the goals, policies and programs of this Area Plan. The Ventura County Planning Commission, after two (2) public hearings, recommended approval of this Area Plan. The Board of Supervisors then adopted this Plan on July 14, 1987.



RELATIONSHIP TO OTHER COUNTY GENERAL PLAN ELEMENTS

The Ventura County General Plan is the Plan by which the unincorporated portions of Ventura County will develop in the future. The Ventura County General Plan consists of: (a) Countywide Goals, Policies, and Programs containing four chapters (Resources, Hazards, Land Use, and Public Facilities and Services); (b) Four Appendices (Resources, Hazards, Land Use, and Public Facilities and Services) which contain background information and data in support of the County Goals, Policies and Programs; and (c) several Area Plans which contain specific goals, policies, and programs for specific geographic areas of the County. The Lake Sherwood/Hidden Valley Area Plan is the Area Plan for the Lake Sherwood/Hidden Valley Area of Interest.

GOALS, POLICIES AND PROGRAMS

This Area Plan covers the Lake Sherwood/Hidden Valley Area. As such, this Plan governs the distribution and location, population density and building intensity of land uses in the area.

The goals, policies and programs contained in this Plan clearly express the intent of the Board of Supervisors, the community and those governmental agencies responsible for providing services to the area. Goals, policies and programs are described below:

- Goal - Means the ultimate purpose of our effort stated in a way that is general in nature. Example: "Maintain, as much as practical, the existing community character of Lake Sherwood".
- Policy - Means a specific statement guiding an action that implies clear commitment and governs day-to-day activities. Example: "All new development shall share monetarily in the maintenance of Sherwood Lake."
- Program - Means a coordinated set of measures designed to be set in motion to carry out the goals or policies of the plan. Example: "A Community Service District encompassing the Lake Sherwood Community should be formed to provide an adequate funding mechanism for urban services such as water distribution and sheriff services."

The goals, policies, and programs are divided into the following four major Sections:

1. Land Use
2. Resources
3. Hazards and Constraints
4. Public Facilities and Services

1. LAND USE

The Land Use Map (Figure 2) identifies the distribution and appropriate location of the various land uses permitted within the Area Plan boundary. Within five general land use categories, there are eleven Land Use Designations which dictate the type and intensity of land use within each category. A Land Use Map Summary Table (Figure 3) lists each land use designation and their total area, building intensity, population capacity and population density. The purpose of each of the five land use categories is described below:

Lake - The purpose of the Lake designation is to recognize and protect that area inundated by Lake Sherwood including its shoreline.

Park and Recreation - The purpose of the Park and Recreation designation is to identify and preserve those areas, in common or public ownership, to be used for recreation.

Open Space - The purpose of the Open Space designation is to preserve land in open space while permitting very low density residential development and agriculture, in accordance with the goals and policies of the County General Plan and the specific goals and policies of this Area Plan. Within this category there are four land use designations; Open Space 1 (10-20 acres minimum), Open Space 2 (20-40 acres minimum), Open Space 3 (40-80 acres minimum), and Open Space 4 (80+ acres minimum).

Rural - The purpose of the Rural designation is to identify those areas where low density (1 to 9.9 acre parcel size) residential development may occur. Within this category there are three land use designations; "Rural 1" (1 acre minimum), "Rural 2" (2-5 acre minimum), and "Rural 3" (5-10 acre minimum).

Residential - The purpose of the Residential designation is to identify those areas where residential development at urban densities (1 Dwelling Unit/Acre or greater) is permitted. Within this category there are three land use designations; "Residential 1-2" (1-2 DU/Ac.), "Residential 2-4" (2-4 DU/Ac.), and "Residential 6-10" (6-10 DU/Ac.).

More specific land use regulations are established by zoning. The Zoning Compatibility Matrix (Figure 4) delineates which zones are compatible with the various Land Use Designations.

1.1 AREA LAND USE

The following are the goals, policies and programs which govern general land use in the Lake Sherwood/Hidden Valley area. The area is divided geographically into two parts; the Lake Sherwood Community and Hidden Valley/Carlisle Canyon. The Lake Sherwood Community is defined as that area shown on the Land Use Plan as being within the Lake Sherwood Community boundary (see Figure 2). This area consists of approximately 1,990 acres, including a 154 acre man-made lake. The community is divided into Planning Units (P.U.) as shown in Figure 5. Hidden Valley/Carlisle Canyon is defined as the remainder of the Area Plan area.

FIGURE 3
SUMMARY TABLE
BUILDING INTENSITY/POPULATION DENSITY STANDARDS
LAKE SHERWOOD/HIDDEN VALLEY AREA PLAN

DESIGNATION	NET ACRES	MAX. BLDG. COVERAGE (% OF LOT AREA)	MAXIMUM INTENSITY (DU/AC)*	DU'S	AVERAGE POP/DU**	POPULATION	AVERAGE POP. DENSITY (POP/ACRES)
Open Space 4	2,165	5%**	0.013	28	1.82***	51	0.02
Open Space 3	188	5%**	0.025	5	1.82***	9	0.05
Open Space 2	4,783	5%**	0.05	239	1.82***	435	0.09
Open Space 1	0	5%**	0.10	0	1.82***	0	0
Rural Res. 3	310	25%	0.20	62	2.64****	164	0.53
Rural Res. 2	22	25%	0.50	11	2.64****	29	1.32
Rural Res. 1	144	25%	1.00	144	2.64****	380	2.64
Resid. 1-2	396	28%	2.00	792	2.64****	2,091	5.28
Resid. 2-4	78	35%	4.00	312	2.64****	824	10.56
TOTALS	8,086			1,593		3,983	

*Excludes second dwelling units per Section 65852.2 of the State Government Code.

**For nonconforming lots, maximum building coverage shall be 2,500 square feet,
plus 1 square foot for each 22.3 square feet of lot area over 5,000 square feet.

***Year 2000 Forecast for Thousand Oaks Nongrowth Area.

****Year 2000 Forecast for Thousand Oaks Growth Area.

County Planning Division

R. 3/2/93

FIGURE 4

LAKE SHERWOOD/HIDDEN VALLEY AREA

ZONING COMPATIBILITY MATRIX

AREA PLAN MAP LAND USE DESIGNATION	ZONES	O-S (10 AC. MIN.)	A-E (40 AC. MIN.)	R-A (1 AC. MIN.)	R-E (10,000 ^{sq} MIN.)	R-O (20,000 ^{sq} MIN.)	R-1 (6,000 ^{sq} MIN.)	R-2 (3,500 ^{sq} / DU)	R-P-D	P-C	T-P	C-O	C-1	C-P-D	M-1	M-2	M-3
LAKE		160 AC															
OPEN SPACE 4 (80-AC MIN.)		80 AC	80 AC														
OPEN SPACE 3 (40-80 AC)		40 AC															
OPEN SPACE 2 (20-40 AC)		20 AC															
OPEN SPACE 1 (10-20 AC)																	
PARKS AND RECREATION					5 AC												
RURAL RESIDENTIAL 3 (5-10 AC MIN.)				5 AC	5 AC	5 AC											
RURAL RESIDENTIAL 2 (2-5 AC)				2 AC	2 AC	2 AC											
RURAL RESIDENTIAL 1 (1 AC.)					1 AC	1 AC											
RESIDENTIAL 1-2 (1-2DU/AC)					20				2 U								
RESIDENTIAL 2-4 (2-4DU/AC)							10		4 U								



NOT COMPATIBLE WITH PLAN



COMPATIBLE WITH PLAN



COMPATIBLE ONLY WITH ZONE
SUFFIX EQUAL TO OR MORE
RESTRICTIVE THAN THAT
SHOWN IN THE CIRCLE.



= X ACRE
MINIMUM
LOT SIZE

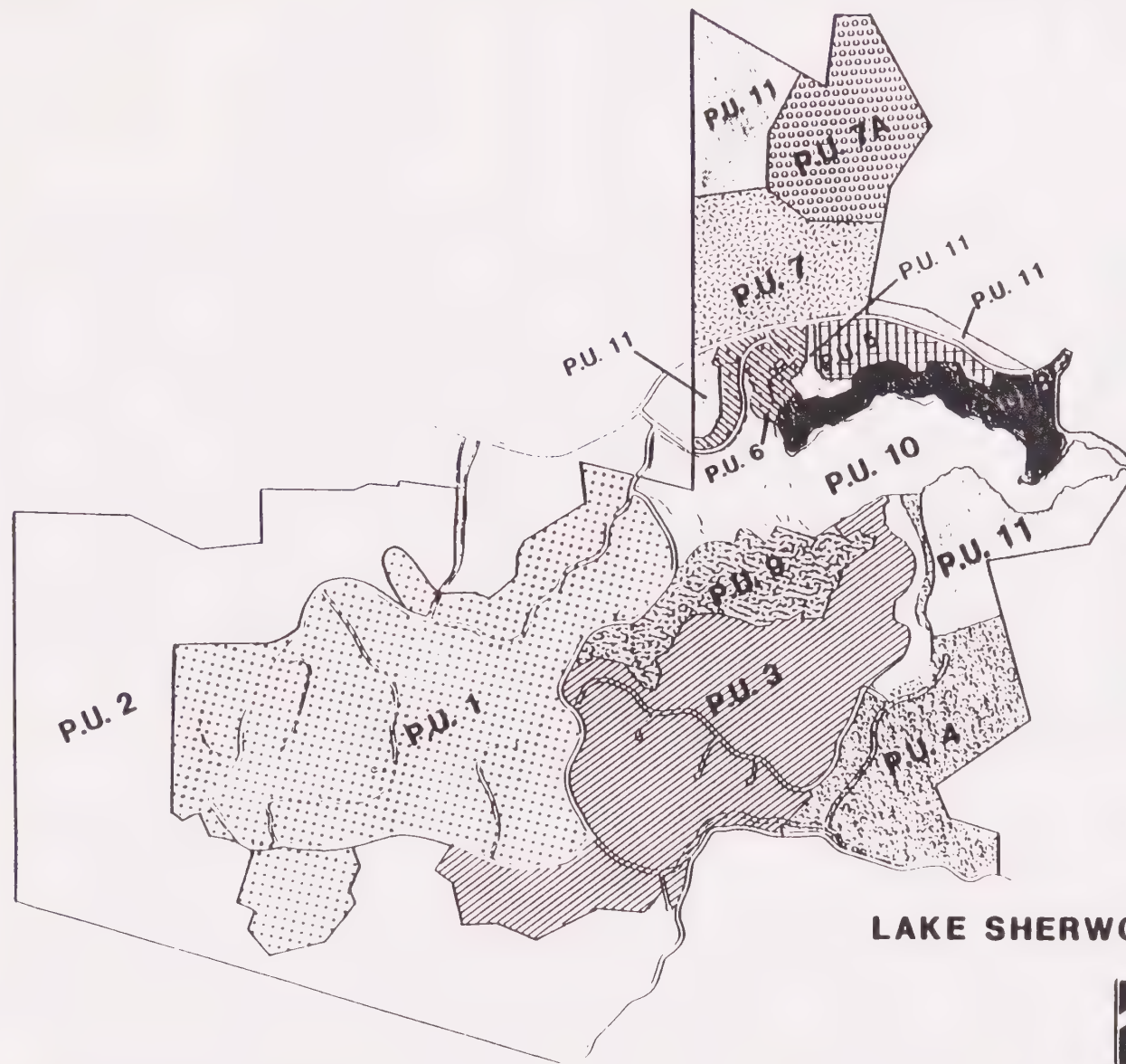


= X THOUSAND
SQUARE FEET
MIN. LOT SIZE



= X UNITS PER
ACRE MAXIMUM

PLANNING UNITS



LAKE SHERWOOD COMMUNITY



RESOURCE MANAGEMENT AGENCY

REVISED DECEMBER 20, 1988

FIGURE 5

1.1.1 Goals

1. Maintain, as much as practical, the existing residential and recreational character of the Lake Sherwood area.
2. Provide for the development of a compact residential community around Lake Sherwood without encroaching on nearby open space areas.
3. Preserve in perpetuity, the open space areas within the Lake Sherwood community.
4. Allow a level of development which establishes an adequate economic base to fund needed services, improvements and long-term maintenance in the Lake Sherwood community.
5. Ensure that the area's growth rate does not exceed the ability of service agencies to provide quality services.
6. Ensure a diversity of housing types in order to provide a variety of housing options.
7. Maintain the lands outside the Lake Sherwood community in "Open Space" as a means of retaining the existing pastoral character and limiting urbanization in areas which are unsuited to more intensive development due to the presence of physical hazards and development constraints, the necessity to protect natural resources, and the lack of public services and facilities required to support more intense land uses.
8. Encourage and maintain agricultural and horse ranch operations in order to preserve the farm/ranch based economy within the Hidden Valley area.
9. Encourage owners of qualified agricultural property to file for Land Conservation Act (LCA) contracts, and discourage the cancellation or non-renewal of existing contracts.
10. Limit development in the Carlisle Canyon area until adequate services and access are provided.

1.1.2 Policies

1. The total number of dwelling units in the Lake Sherwood Community, excluding Planning Units 8 and 9 (excepting Lots 14, 15, 17 [portion], 151 and "I" of the Upson Tract Addition #1), shall not exceed 630, and the total in Planning Unit 2 shall not exceed 30 dwelling units exclusive of second dwelling units, farmworker housing and low-income housing density bonuses as defined and regulated in the County Zoning Ordinance.

R. 3/2/93

2. All zoning and development shall be in conformance with the Land Use Map (Figure 2), which has been designed to reflect these goals and policies. The Zoning Compatability Matrix (Figure 4) indicates the zones which are consistent with the various land use categories.
3. In case of reasonable doubt as to the precise alignment of land use boundaries on the Land Use Map, the Planning Director is authorized to determine the precise boundary locations. Such determinations must comply with the goals and policies which are set forth in the written text of the Lake Sherwood/Hidden Valley Area Plan. Determinations shall be graphically portrayed on the adopted Land Use Map. In granting the Planning Director such powers, it is understood that any interested party may appeal the Director's decision to the Planning Commission and subsequently to the Board of Supervisors (Ventura County Ordinance Code, Division 8, Chapter 1, Article 11) and may also file for a General Plan amendment.
4. Discretionary development shall be conditioned to incorporate good design standards including, open areas, landscaping, circulation, off-street parking, energy efficiency, architectural compatibility with the surroundings, etc.
5. Residential development shall be designed to provide a harmonious relationship between adjoining uses and the natural environment.
6. P.U.10 shall be dedicated to a public agency, homeowners association, or other organization satisfactory to the County with appropriate CC & R's to ensure maintenance of the lake and dam in perpetuity, to guarantee the lake use rights of existing homeowners as legally established, and to establish a means of providing future residents the opportunity for use of the lake. Such dedication shall be completed prior to recordation of any subdivision creating five or more lots. Deed restrictions, conservation easements or other means shall be employed to ensure that P.U.10 remain as open space in perpetuity.
7. P.U.11 shall be dedicated or transferred to a public agency, homeowners association or other entity satisfactory to the County. Deed restrictions, conservation easements or other means shall be employed to ensure that the entirety of P.U.11 remains as open space in perpetuity. Such dedication of those portions of P.U.11 north of old Potrero Road shall be completed prior to recordation of any subdivision creating five or more lots north of old Potrero Road. Such dedication of those portions of P.U.11 south of old Potrero Road shall be completed prior to recordation of any subdivision creating five or more lots in Planning Unit 4.

1.2 REGIONAL PLANS AND PROGRAMS

The County of Ventura has adopted several plans and programs which pertain to land use on a regional scale. The following goals, policies and programs address the relationship between these regional plans and programs and the Lake Sherwood/Hidden Valley area.

1.2.1 Goals

1. Ensure that development is consistent with all elements of the County General Plan.
2. Minimize inconsistencies with the Guidelines for Orderly Development.
3. Ensure that development is consistent with the population/land use forecasts of the Countywide Planning Program and the Regional Plans thereunder, Air Quality Management Plan (AQMP), Water Quality Management Plan (WQMP), Ventura County Area Transportation Study (VCATS).

1.2.2 Policies

All development shall be consistent with all elements of the County General Plan.

1.2.3 Programs

1. The Local Agency Formation Commission should consider the creation of a new Area of Interest for the Lake Sherwood/Hidden Valley area.
2. The Planning Division shall pursue amendment of the population/dwelling unit forecasts of the Countywide Planning Program, and like assumptions of the WQMP and AQMP, in accordance with this Area Plan.

1.3 OTHER AGENCY PLANS

Several Federal, State and local agencies have adopted plans which embrace land use issues in the Lake Sherwood/Hidden Valley area. The following goals, policies and programs establish a relationship between these other plans and this Area Plan:

1.3.1 Goals

To the maximum extent feasible, ensure consistency with the plans of the National Park Service, the Santa Monica Mountains Conservancy, and the City of Thousand Oaks.

1.3.2 Policies

All development and subdivisions of land shall be consistent with the Santa Monica Mountains Comprehensive Plan, except the Lake Sherwood Community.

1.3.3 Programs

1. The Planning Division shall coordinate with the National Park Service and the Santa Monica Mountains Conservancy to ensure that future amendments to those agency's plans are consistent with this Area Plan.
2. The Planning Division shall coordinate with the City of Thousand Oaks to ensure that future amendments to the City General Plan are consistent with this Area Plan.

2. RESOURCES

2.1 BIOLOGICAL RESOURCES

2.1.1 Goals

1. Protect the significant biological resources of the Lake Sherwood/Hidden Valley Area.
2. Protect wildlife migration corridors and habitat where feasible.
3. Preserve "threatened" and "endangered" species.
4. Protect the biology of Sherwood Lake.
5. Protect, to the maximum extent feasible, natural habitat/vegetation.
6. Compensate for the destruction or degradation of natural habitat/vegetation.

2.1.2 Policies

Entire Area Plan:

1. Discretionary development and grading shall be located to avoid the loss of any protected tree (native oak, sycamore, ash, bayleaf [bay laurel], alder, or maple). If such is infeasible, the loss of protected trees shall be replaced in accordance with the following schedule:

<u>Protected Tree</u>	<u>Replacement Tree(s)</u>	<u>Replacement Ratio</u>		<u>Replacement Size</u>
		<u>(Removed:</u>	<u>New)</u>	
Oak	Oak	1:3		Two 24 inch box, one 15 gallon
Cottonwood	California Sycamore	1:3		15 gallons
Alders	Alders	1:3		*
California Bayleaf	California Bayleaf	1:3		*
Maple	Maple	1:3		*
Sycamore	California Sycamore or Oak	1:3		*

*Tree(s) removed shall be replaced with one of the same species in a 24 inch box.

Two 15 gallon replacement trees may be chosen among those in the replacement column.

The location of the replacement trees shall be on-site or in a location approved by the Planning Division. Deviation from the above schedule may be allowed by the Planning Division where deemed appropriate.

2. A biological field reconnaissance report detailing the composition of species at the site and suitable mitigation measures shall be submitted with all grading conditional use permit applications.
3. Brush removal shall be limited to 2 acres or less per lot, adjacent to proposed buildings, unless greater clearance is required by the Fire Protection Ordinance.
4. Fuel modification zones as required by the Fire Prevention District shall be planted with fire-retardant native plants and irrigated until vegetation is well established.
5. Discretionary development that is proposed to be located within 300 feet of a marsh, small wash, intermittent lake, intermittent stream, spring, or perennial stream as identified on the latest USGS 7 1/2 minute quad map shall be evaluated by a qualified biologist, approved by the County, for potential impacts on "wetland" habitats. Discretionary development that would have a significant impact on significant "wetland" habitats shall be prohibited, unless mitigation measures are adopted that would reduce the impact to a less than significant level, or for lands designated "Urban" or "Existing Community", a statement of overriding considerations is adopted by the decision-making body.
6. Landscape plans shall use non-invasive, fire-resistant native species, to the maximum extent feasible.
7. Discretionary development which would result in the destruction/degradation of oak savanna habitat areas shall compensate by dedication, to a public or non-profit agency, of land or conservation easement(s) containing an equal or greater amount of acreage of viable oak savanna habitat. In the event that such land or easements cannot be obtained, an in-lieu fee may be paid to an appropriate agency based upon the cost of acquisition of land/easements in other areas of the County.
8. No blasting shall be permitted from February 15 through June 30 unless a field survey determines that there are no nesting raptors (other than kestrels) within 1/2 mile of the blasting site or unless studies are conducted to the satisfaction of Ventura County which indicate that blasting in an area will have no significant impact on nesting raptors.

9. A field survey by a qualified biologist shall be done prior to destruction or modification of any rocky outcrops. Mitigation measures recommended by the survey shall be implemented.
10. Where improved channels are necessary for flood control purposes, they shall be constructed to maintain as natural a setting as possible.
11. Revegetation of all buried pipeline and transmission line corridors through open space designated lands shall be done as follows:
 - a. During pre-construction clearing of right-of-way, all vegetation and the top 6 to 12 inches of soil shall be windrowed and later spread back over the construction site after burial of facilities.
 - b. Post-construction grading shall return the terrain to its pre-construction contours as much as practicable.
 - c. Areas requiring compaction shall have the top 6 to 12 inches scarified prior to any revegetation efforts.
 - d. Those areas susceptible to erosion shall be stabilized by the use of jute mats or other erosion-control devices.
 - e. A hydromulch mix of native seeds shall be sprayed within the construction corridor after project construction.
 - f. No construction, landscape planting, irrigation equipment or utilities shall be sited or installed within any oak tree dripline, unless approved by the County Planning Division.
 - g. Chemical herbicides shall not be applied within one hundred feet of any oak tree dripline.
 - h. Natural leaf mulch shall not be removed from within oak tree driplines.
 - i. The dust accumulation onto the tree's foliage (from nearby construction) shall be hosed off periodically during and after construction.
12. All night lighting within proposed development shall be shielded and directed to the ground. Transient light from lighting shall not exceed one foot-candle at 100 feet from the lightpole, except for tennis court areas.

Lake Sherwood Community:

13. A biological field investigation, subject to the approval of the Planning Division, shall be conducted in the spring prior to or during subsequent environmental documentation for future discretionary entitlements. The purpose of the survey will be to identify the presence or absence of threatened or endangered or sensitive species within the boundary of actual development and to establish additional mitigation measures as needed. The County shall implement these mitigation measures prior to approval of any discretionary permit.
14. To compensate for the loss of wetland habitat within Sherwood Lake, the establishment of additional equivalent wetland habitat shall be provided within Sherwood Lake or retention basins within the golf course.
15. The golf course shall be managed for wildlife as follows:
 - a. Use of any pesticides or herbicides within 20 feet of creek and pond banks shall be prohibited.
 - b. Ponds shall be managed such that emergent vegetation is allowed to grow on 50% of the pond's perimeter. Such vegetation shall not be trimmed except as a consequence of sedimentation removal within desilting basins or to remove nuisance problems. Optimum width of the emergent vegetation is 5 to 20 feet and maintenance to provide open water within the pond is permitted.
 - c. Non-controlled fertilizer applications shall be limited to greens and tees. Fairways shall be limited to an application rate of 200 pounds of actual nitrogen/acre per year including that nitrogen delivered from the reclaimed wastewater used for irrigation. No fertilizers shall be used in rough areas. Phosphate fertilizer shall not be used on the fairways, to prevent excessive phosphate input to Lake Sherwood.
16. Wildlife corridors shall be established, prior to the first discretionary entitlement, to follow the natural stream courses and, where appropriate, ridgelines. Where the golf course perimeter road crosses the stream at the westernmost extent of the road, a 6' x 6' or larger culvert shall be developed with natural earthen bottoms and entrances landscaped with native plants. Similar culverts shall be used wherever golf course paths cross natural streambeds. Natural vegetated corridors of 50 feet wide or greater shall be established, linking open space areas.
17. Deed restrictions and/or CC&R's shall prohibit brush clearance and grading in P.U. 11 other than for fire clearance or road construction as shown in the Circulation Map (Figure 6).

18. All homesites within Planning Units 2, 3, and 4 shall be located within 200 feet of proposed main access roads, unless homesites can be established which would protect biological resources, allow for adequate tactical fire access and prescriptive burning, and protect visual resources.
19. Residential estate lots within P.U. 2, 3 and 4 shall not be fenced except for the outside perimeter of the Lake Sherwood Community, and within 200 feet of the main residence, corral and swimming pool on each lot. Outside perimeter fencing used should not extend to the ground, but have an opening of not less than 6 inches between the ground and bottom of the fence. Top of fence should not exceed 8 feet in height above the ground.
20. All discretionary development shall comply with the following policies which are intended to minimize and mitigate the loss of oak trees. All references to oak tree ratings or oak tree clusters refer to the findings contained in the Preliminary Oak Tree Reports prepared by Lee Newman and Associates, dated June 1985.
 - a. If an oak tree has a rating of C/B or better for health/aesthetics, all reasonable efforts should be made to preserve the tree through project design. If, in the opinion of the developer, such a tree cannot be reasonably preserved, a written statement of the reasons why shall be provided to the Planning Division as part of the project application. The final decision for removal will rest with the Planning Manager.
 - b. Any oak tree to be preserved within development areas shall be preserved as follows:
 - (1) If possible, the tree shall be on land maintained by a Homeowners Association or a public agency. This is to encourage proper maintenance of the tree through use of professional landscape personnel.
 - (2) The property owner responsible for oak tree maintenance shall keep on file and implement oak tree maintenance instructions to be provided by the Planning Division.
 - (3) Landscaping within 5 feet of the dripline of oak trees shall consist of drought-resistant plant species compatible with the water requirements of the trees.
 - (4) Prior to approval of grading plans, the trees to be preserved shall be inspected by an arborist approved by the Planning Division. The arborist shall make written recommendations to the County and developer concerning a program to maintain, and if need be, to enhance the health of individual trees. This program shall include plans to protect the trees during

grading and construction activities. The developer and/or maintenance agency shall implement the appropriate portions of the program as approved by the Planning Division. (Note: See the Newman Reports for details). Failure to adhere to the mitigation plan to the satisfaction of the Planning Division shall result in a \$3,500 assessment per affected tree to be made by the developer to the appropriate public agency for use in habitat enhancement. Said fee shall be paid prior to issuance of any further permits for the project.

- c. If trees are to be removed, a mitigation schedule shall be approved by the County. The baseline fee is calculated as the cost of purchasing and planting two 24 inch box and one 15 gallon oak trees. This baseline may be modified periodically by the Planning Division to reflect changes in the cost of trees or labor. The Baseline is based on the aesthetic and biological value of an isolated grade C/C oak tree. For a tree to be more valuable than grade C/C, both the health and aesthetic values must have a grade of C or better. For example, a D+/B tree is not considered to be more valuable than a grade C/C tree. For a tree to be less valuable than grade C/C, both value must have a grade of less than C. In the example of a D+/B tree, this tree would be treated as a C/C tree for mitigation purposes. (Note: These fees apply to dead trees as they have ecological value.)

(1) Isolated Trees - Defined as trees shown with a separate canopy which is not merged with another tree canopy:

- Trees of grade C/C or better - Baseline mitigation.
- Trees of less than grade C/C = 1/2 of Baseline mitigation.

(2) Clustered Trees - Defined as trees shown with a canopy combined with the canopy of at least one other tree.

- Trees of grade C health or better = 2 x Baseline.
- Trees of less than grade C health = Baseline.

(Note: Trees in a cluster of other oak trees provide more ecological benefits than do isolated trees.)

- d. The largely intact trunk and major limbs of removed trees shall be offered to an appropriate agency, as determined by the Planning Division, for use on public park or open space lands. If accepted by said agency, such trees shall be delivered by the developer to an area located within 1 mile of the development parcel as designated by the agency. If a previously dead tree as identified in the Newman Reports is accepted by said agency, the mitigation fee is waived.

Payment of the mitigation fee and delivery of the removed trees to the appropriate agency shall occur prior to final inspection of the first unit of a project.

- e. The recommendations for tree health maintenance, protection from grading and construction activities, and long-term water and fertilization made in the Newman Reports shall be implemented through written Homeowners Association and other CC&Rs, or other written documents as appropriate.

2.2 CULTURAL RESOURCES

2.2.1 Goals

1. Preserve and protect the unique cultural resources of the Lake Sherwood/Hidden Valley Area, including unique archaeological and historical sites and unique ethnic and social resources.
2. Further the knowledge and understanding of the history of human use of the Lake Sherwood/Hidden Valley area.

2.2.2 Policies

Entire Area Plan

1. All archaeological studies and surveys shall be performed in consultation with local Native American representatives.

Lake Sherwood Community

2. Where deemed appropriate by the Planning Division, prior to issuance of the first discretionary entitlement, the applicant shall be required to conduct a walkover archaeological survey of unsurveyed portions of the area where there is a potential for direct and indirect impacts. Testing to determine site significance and site boundaries shall be required as recommended by the archaeologist. Mitigation measures recommended by the archaeologist shall be implemented. Grading shall be monitored per the recommendations of the survey.

3. Prior to the issuance of the first appropriate discretionary entitlement (as determined by the Planning Division), the applicant shall be conditioned to perform testing to determine the significance of the rock shelters in Planning Unit 2 and to protect the shelters and/or perform scientific data recovery.
4. Prior to the issuance of the first appropriate discretionary entitlement the applicant shall be conditioned to record and assign a trinomial designation to the relocated bedrock mortar in P.U. 4.
5. If Lake Sherwood is drained at some future date, subsequent grading conditional use permits shall be required to evaluate and protect archaeological sites in the lake bed.
6. Prior to the issuance of the first appropriate discretionary entitlement the applicant shall be required to perform testing in portions of the Stafford Road realignment not previously tested to determine potential impacts. If warranted, scientific data recovery or project redesign shall be performed.
7. Prior to the issuance of the first appropriate discretionary entitlement the applicant shall be conditioned to prevent disturbance to potential offsite resources by maintaining perimeter fencing and/or participating in survey and mitigation on surrounding properties together with adjoining property owners.
8. Prior to the issuance of the first appropriate discretionary entitlement, the applicant shall be conditioned to resurvey the China Flats area for historic significance and to preserve it or perform scientific data recovery as warranted.

Hidden Valley/Carlisle Canyon

9. Discretionary development shall be conditioned to submit an archaeological literature search and walkover survey by a qualified archaeologist approved by the County. Further testing to determine the significance and boundaries of sites shall be required if determined to be necessary by the archaeologist. Appropriate mitigation of impacts to identified sites, as recommended by the archaeologist and approved by the County, shall be required. Grading shall be monitored within those areas determined by the field survey to be of moderate or higher likelihood to yield buried artifacts. Monitors shall be empowered to halt construction in the immediate vicinity of unburied artifacts until adequate mitigation can be implemented.

10. All structures/sites designated, or being considered for designation, as County Historical Landmarks shall be preserved or appropriately salvaged as a condition of discretionary development.

2.3 AIR RESOURCES

2.3.1 Goals

1. Promote a level of air quality which protects the public health, safety, and welfare.
2. Ensure that any adverse air quality impacts resulting from development are mitigated to the maximum extent feasible.
3. Ensure that all development is consistent with the Ventura County Air Quality Management Plan (AQMP).

2.3.2 Policies

1. Discretionary development which could have significant adverse air quality impacts shall be conditioned to avoid, minimize or compensate for the air quality impact. Projects which are inconsistent with the Air Quality Management Plan (AQMP) shall be prohibited.
2. Projects subject to Air Pollution Control District (APCD) permit authority shall comply with all applicable APCD rules and permit requirements, including using the best available control technology as determined by the APCD. Developers shall be encouraged to employ innovative technology in order to minimize air pollution impacts.
3. Where deemed necessary by the APCD, discretionary development shall be required to submit a Transportation Systems Management Plan.
4. All air pollutant mitigation measures deemed appropriate by the APCD shall be required for all discretionary development.
5. Discretionary development shall contribute funds to the Commuter Computer as determined by the APCD.

2.3.3 Programs

The Planning Division shall pursue amendment of the population/dwelling unit assumptions of the AQMP in accordance with this Area Plan.

2.4 WATER RESOURCES

2.4.1 Goals

1. Maintain the quality of the area's ground and surface water resources.
2. Restore and maintain the chemical, physical and biological integrity of Lake Sherwood.
3. Protect against overdrafting of the area's groundwater basins.
4. Ensure that proposed development is consistent with the Ventura County Water Quality Management Plan (WQMP).

2.4.2 Policies

Entire Area Plan:

1. Discretionary development shall minimize soil erosion and downstream siltation and pollution.
2. Temporary revegetation shall be used on graded areas to reduce erosion potential.
3. During the construction phase, soil stabilization fabrics shall be employed in addition to temporary revegetation measures where necessary.

Lake Sherwood Community:

4. A Lake Management Plan for the golf course lakes and for Lake Sherwood shall be prepared by a qualified consultant and shall be subject to the approval of the Planning Division. The Plan shall provide for the protection of the water quality of Lake Sherwood and minimize eutrophication. Recommendations contained in the Lake Management Plan shall be implemented as conditions of discretionary entitlements.
5. Landscaping within discretionary development shall utilize reclaimed water from the Triunfo County Sanitation District, where feasible.
6. The golf course shall use reclaimed water from the Triunfo County Sanitation District as its primary source of irrigation water.
7. The existing wells in the golf course vicinity shall be limited to providing emergency back-up for the reclaimed water system. The quantities used are not to exceed historic averages as demonstrated by well monitoring. Wells not being used shall be abandoned and destroyed per the requirements of the County Well Ordinance.

8. Retention basins, drainage diversion structures and/or spot grading shall be used to reduce siltation into the lake during grading and construction activities.

Hidden Valley/Carlisle Canyon

9. Any proposed discretionary development in Hidden Valley or the Carlisle Canyon area shall be required to submit an analysis of water availability including developing necessary mitigation measures to reduce offsite effects. The County shall implement such measures as necessary prior to granting the first discretionary entitlement.

2.5 SCENIC RESOURCES

2.5.1 Goals

1. Preserve and protect the significant open views and vistas of the natural scenic features of the Lake Sherwood/Hidden Valley Area and the Santa Monica Mountains.
2. Protect important views and vistas which have historically lent identity to the Lake Sherwood/Hidden Valley Area.
3. Ensure that new development incorporates aesthetic visual design features.

2.5.2 Policies

Entire Area Plan:

1. Discretionary development and grading which will significantly obscure or alter public views of the natural ridgelines shall be prohibited.
2. Discretionary development shall meet or exceed standards of the Ventura County Guide to Landscape Plans.
3. Reservoirs shall not be sited on prominent ridgelines and shall be well-screened with native vegetation and berms and/or undergrounded if possible.
4. The viewshed to the highest ridgeline surrounding Lake Sherwood shall continue to be designated with a Scenic Resource Protection Zone. Within this viewshed, the following requirements apply:
 - (a) Any request for significant grading (generally more than 50 cubic yards) shall be evaluated by application for a Planning Director approved Conditional Use Permit.

- (b) No protected tree shall be removed, damaged or destroyed without a tree permit (see Biological Resources, Sec. 2.1).
 - (c) No off-site advertising signs shall be permitted.
 - (d) Any required landscaping shall utilize native species endemic to the area where feasible.
 - (e) No development shall be approved which would significantly degrade or destroy a scenic view or vista.
5. As a result of any discretionary development, the reshaping of the natural terrain to permit access and construction shall be kept to the absolute minimum. Where possible, improvements shall be designed to conform to the terrain rather than the reverse and shall comply with the following:
- a. Transition Design: The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
 - b. Angular Forms: Angular forms shall generally not be permitted. The graded form shall reflect the natural rounded terrain, unless exposed rock faces can be used as a desirable visual element.
 - c. Exposed Slopes: Graded slopes shall be concealed by landscaping, berms or other measures wherever possible.
 - d. The toe and crest of all cut and fill slopes in excess of five (5) feet vertical height shall be rounded with vertical curves.
 - e. Where cut or fill slopes exceed 100 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion in conformance with natural slopes.
 - f. Where cut and fill slopes in excess of five feet are created, detailed landscape and irrigation plans shall be submitted to and approved by the Planning Division and Public Works Agency prior to the issuance of any grading conditional use permit or building permit. The plans will be reviewed for type and density of ground cover, seed-mix, hydromulch mix, plant sizes and irrigation systems.
6. All planting and irrigation of slopes shall be completed and approved by the Planning Division prior to final inspection.

Lake Sherwood Community:

7. The applicant and/or developer shall be responsible for the maintenance and upkeep of all slope planting and irrigation systems within a planning unit until such time as these operations are the responsibility of other parties.
8. Structures and tree landscaping in Planning Unit 7 should be setback 50 feet from the Potrero Road right-of-way where finished grade is at or above the Potrero design elevation. Minimum setback below grade should be at 30 feet. Structures shall not exceed 16 feet above the finished grade between 50 and 100 feet from Potrero Road and no more than 25 feet in height above finished grade within 250 feet of Potrero Road. Building and structure height shall be that defined by the Zoning Ordinance.
9. Multi-family structures shall contain no more than four units per building except for Planning Units 5 and 7 where multi-family structures shall contain no more than two units per building.
10. Architectural design of buildings and structures shall use colors, forms and materials that blend with the environment and/or the character of the community.
11. Lots in P.U. 6, 8 and 9 shall be classified as follows with corresponding grading restrictions:
 - a. Where lots are located in areas that are relatively flat (less than 5 percent slope), grading of the lot area up to two acres will be permitted. Runoff should be directed to the adjacent streets.
 - b. Where lots are characteristically located on minor inclined terrain (slopes between 5 and 15 percent), grading on these lots is permitted only for the location of uses and access to same. Storm runoff should follow its natural course.
 - c. Where lots are typically located along major changes in topography (exceeding 15% slope), grading on these lots shall be restricted to earth movement necessary for roadway access and excavation for building foundations. Storm runoff should follow its natural course.
12. The main water transmission line on the westerly community boundary shall be routed into the community along existing disturbed areas and the construction zone revegetated with native plants and erosion controlled within this area, in conjunction with landscaping along new Potrero Road.

13. Prior to final inspection for residences in the Carlisle Inlet area, the earth infill at the mouth of Carlisle Inlet shall be recontoured and landscaped, and deed restricted to prevent construction thereon.
14. The northern access road in P.U.3 (Hereford Ridge area) shall be sited to minimize alteration of the ridgeline to the maximum extent feasible.
15. A public vista point for lake viewing shall be established along the new alignment of Potrero Road.

2.6 AGRICULTURAL SOILS

2.6.1 Goals

1. Conserve soils classified as "Prime" or of "Statewide Significance" as a valuable natural resource.
2. Control erosion and the production of sediment from hillside agricultural development.

2.6.2 Policies

1. Discretionary development located on land designated as "Prime" or of "Statewide Significance" shall be planned and designed to remove as little land from agricultural use as possible and to minimize impacts on topsoil.
2. Hillside agricultural grading in areas outside of the Scenic Resource Protection Zone shall be regulated by the County's Hillside Erosion Control Ordinance.

3. HAZARDS AND CONSTRAINTS

3.1 GEOLOGIC/SEISMIC HAZARDS

3.1.1 Goals

Protect the public and minimize public and private losses due to seismic and geologic hazards.

3.1.2 Policies

Entire Area Plan:

1. Developers shall provide all necessary information relative to seismic and geologic hazards which may affect their project. Developers shall specify how they intend to alleviate identified hazards.
2. Development shall be prohibited in seismic and geologic hazard areas (as identified during environmental review of discretionary entitlements) where such hazards cannot be mitigated to less than significant levels.
3. Areas of rocky outcrops above proposed structures shall be inspected by an engineering geologist at the time a discretionary entitlement is filed to determine if a hazard exists due to potential rockfalls. Large blocks that are loose and likely to move downslope during earthquake shaking shall be removed or anchored. Where aggregate groups of smaller rocks are present, fences or walls may need to be placed upslope of structures to catch or deflect rockfalls. The rocks should not be used in compacted fill unless they are broken into small fragments.

Lake Sherwood Community:

4. Structures adjacent to Sherwood Lake shall be placed above the 965 feet elevation contour.
5. Discretionary development in the Lake Sherwood area shall be conditioned to demonstrate compliance with the Division of Dam Safety Requirements (for the Lake Sherwood dam). A funding mechanism shall be established to pay for any needed dam repairs through C.C. & R.s and/or Homeowners Association rules as a condition of each tract map.
6. Possible and questionable landslides on the north-facing slope above the golf course in the vicinity of P.U.1 and 2, shall require a detailed geologic investigation to determine whether the features are landslides. If shown to be landslides, the potential for instability under both current and proposed conditions shall be evaluated. If a potential for instability exists, residences shall not be sited on, or downslope from, the landslides.

7. The Potrero Road realignment and the southerly connector road in Planning Unit 3 (Hereford Ridge) shall be mapped in detail by an engineering geologist. Stability of the slopes shall be assessed before grading.

3.2 FLOOD HAZARDS AND DRAINAGE

Those areas covered by this Area Plan which are subject to flooding are identified in the most recent edition of the Flood Insurance Rate Maps of the Federal Emergency Management Agency, as amended from time to time, which are hereby incorporated into this document by reference. The maps are available at the Ventura County Flood Control District office.

3.2.1 Goals

1. Protect the public and minimize public and private losses due to flood hazards.
2. Provide flood control and drainage facilities where necessary for the protection of life and property.

3.2.2 Policies

Entire Area Plan:

1. All discretionary development located in a flood plain, as shown on Federal Flood Insurance Rate Maps, is required to show compliance with the County's Flood Plain Management Ordinance prior to permit approval.
2. All discretionary development shall include measures to control water runoff.
3. All flood control and drainage facilities must be constructed to meet the minimum design standards of the Public Works Agency and the County Flood Control District.

Lake Sherwood Community:

4. A detailed hydrology study showing flowrates after the completion of construction of any proposed project shall be done before approval of any discretionary development permits. The study must indicate that there will be no increase in peak runoff downstream of Lake Sherwood. Flood flow attenuation techniques, such as the design of retention basins that are indicated to be necessary by this study, shall be required before grading permits are approved.
5. The design of desilting basins shall include calculations demonstrating that there will be no increase in the average annual siltation loading on Lake Sherwood.

6. Flood protection of existing and new building and essential facilities upstream of Lake Sherwood shall be achieved through a combination of approaches, including proper design and construction of roads, culverts and bank protection devices such as rock riprap; by adequate setback of facilities from the 100-year flood plain limits of adjacent watercourses; or by the limited encroachment of protected fills into the 100-year flood plain using appropriate flood plain management techniques.

3.2.3 Programs

The County Sheriff's Department shall maintain (and update as necessary) an emergency warning and evacuation plan in the event of the imminent failure of the dam at Lake Sherwood.

3.3 NOISE

3.3.1 Goals

1. Provide for a relatively quiet environment through proper land use planning and permit conditioning.
2. Separate and/or buffer noise sensitive uses from noise generating uses.

3.3.2 Policies

Entire Area Plan:

1. Development proposals shall be subject to the policies and standards of the Noise Section (Section 2.16) of the Goals-Policies-Programs of the Ventura County General Plan. Noise levels for noise-sensitive uses proposed to be located near continuous noise sources, and for noise generators proposed to be located near noise-sensitive uses, shall conform to the specific noise standards of said section.

Lake Sherwood Community:

2. Noise sensitive uses shall be buffered from road noise by either the placement of walls or berms, the establishment of setbacks, greenbelts and appropriate speed limits or other appropriate means.
3. Outdoor construction and grading operations shall take place only during the hours of 7:00 a.m. to 6:00 p.m. Monday through Saturday.
4. Mufflers shall be used on all heavy construction equipment.
5. Construction generators shall be located a minimum of 300 feet from occupied residences or appropriately shielded.

3.4 FIRE HAZARDS

3.4.1 Goals

1. Protect the public and minimize public and private losses due to fire.
2. Ensure that development in "High Fire Hazard" areas provides adequate protection of life and property.
3. Support controlled burn programs and other fire prevention measures.

3.4.2 Policies

1. Discretionary development permits shall be conditioned to provide adequate water and access for fire fighting purposes as determined by the Fire Protection District.
2. All residences located in High Fire Hazard Areas shall be constructed with non-combustible roof and siding materials, and internal sprinklers.
3. Discretionary development in High Fire Hazard Areas shall be required to develop landscape plans utilizing fire retardant plant material, cleared areas or other acceptable means of reducing fire hazards consistent with other policies.
4. Discretionary development shall provide adequate, direct access for the accommodation of emergency vehicles.
5. Discretionary development shall be required to cooperate with the Fire Protection District in designing and implementing a fuel modification program in the immediate area of residential structures.
6. All homesites within Planning Units 2, 3, and 4 shall be located within 200 feet of proposed main access roads, unless homesites can be established which would protect biological resources, allow for adequate tactical fire access and prescriptive burning, and protect visual resources.
7. Cul-de-sac length shall not exceed 800 feet.
8. All roads shall conform to the standards of the Fire Protection District.
9. Adequate access and fire flow improvements shall be completed prior to combustible construction.

4. PUBLIC FACILITIES AND SERVICES

4.1 TRANSPORTATION AND CIRCULATION

4.1.1 Goals

1. Ensure an adequate circulation and transportation system to serve the needs of the existing and future residents of the Lake Sherwood/Hidden Valley area, and meet regional circulation goals and objectives in the Lake Sherwood and Thousand Oaks areas.
2. Ensure that new development ties into the existing primary circulation system by an adequate collector street network.
3. Provide safe pedestrian and bicycle pathways throughout the Lake Sherwood Community.
4. Distribute the cost of circulation improvements equitably among benefitting property owners and users.
5. Ensure that the proposed realignment and widening of Potrero Road is minimally disruptive to the majority of the area's residents.

4.1.2 Policies

Entire Area Plan:

1. Road improvements shall be in conformance with the Circulation Element of the General Plan and the Circulation Map (Figure 6) of this Area Plan.
2. Discretionary development shall be conditioned to mitigate any adverse impact to circulation, including contributing to the cost of off-site improvements.
3. All new private and public roads shall be constructed to meet minimum County Public Road Standards, unless higher standards are deemed necessary by the Public Works Agency.
4. Provisions for private road maintenance shall be incorporated into any future discretionary development.

Lake Sherwood Community:

5. No access onto Carlisle Road shall be permitted, except for tactical emergency access gates.
6. A fifty-foot wide landscaped buffer strip shall separate the old and new alignments of Stafford Road adjacent to the existing subdivision.

4.1.3 Programs

1. The County Public Works Agency shall work with the City of Thousand Oaks and CALTRANS to mitigate traffic impacts along the Westlake Boulevard corridor. Developers of property that contribute traffic to these roadways shall proportionately contribute to funding the cost of offsite improvements made necessary by their development.
2. The Public Works Agency should consider establishment of a financing mechanism for acquisition of rights-of-way and reconstruction of the two 90 degree turns on Potrero Road to a suitable design standard.

4.2 WATER SUPPLY

4.2.1 Goals

1. Ensure that adequate water supplies are available to serve all existing and future residents.
2. Ensure that the water purveyor for the Lake Sherwood Community is publically accountable.
3. Ensure that water lines are constructed to serve all existing and future development in the Lake Sherwood Community, and are sized so as not to facilitate future development outside of the Lake Sherwood Community.
4. Encourage the employment of water conservation measures in new construction.

4.2.2 Policies

Entire Area Plan:

1. All discretionary development shall include provisions for water conservation techniques and the use of drought resistant native plants wherever possible.
2. Flood plains and aquifer recharge areas which are the best sites for groundwater recharge shall be retained as open space.
3. The water system serving the Lake Sherwood Community shall not serve any area outside the Lake Sherwood Community.

Lake Sherwood Community:

4. Discretionary development shall be required to be served by a publicly operated water supplier. All facilities shall meet or exceed County Waterworks Standards.

5. The water distribution system for the Lake Sherwood Community shall be sized to be no larger than necessary to serve the community.

4.3 LIQUID WASTE

4.3.1 Goals

1. Ensure that sewage lines are constructed to serve all existing and future development in the Lake Sherwood Community, and are sized so as not to facilitate future development outside of the Lake Sherwood Community.

4.3.2 Policies

Entire Area Plan:

1. Private septic systems shall be regulated by the County Environmental Health Division in accordance with the County's Sewer Policy and CSA 32.
2. The sewer system serving the Lake Sherwood Community shall not serve any area outside the Lake Sherwood Community.

Lake Sherwood Community:

3. All residential development shall be provided with sanitary sewers for the protection of Lake Sherwood, and all private septic systems shall be connected as soon as they are deemed irreparable and a health hazard by the Environmental Health Division.
4. All sewers shall be owned and operated by a publicly operated sewerage entity.
5. The sewer system designed for the Lake Sherwood Community shall be sized to be no larger than necessary to serve the community.

4.3.3 Program

The Planning Division shall initiate amendment of the Water Quality Management Plan population/dwelling unit forecasts to be consistent with this Area Plan.

4.4 PUBLIC SAFETY

4.4.1 Goals

1. Provide for the protection of the public through effective law enforcement and fire protection programs and policies.
2. Discourage development in High Fire Hazard Areas.

3. Prohibit development in areas where neither emergency access nor adequate water supplies for fire fighting purposes can be provided.
4. Ensure that future development provides adequate private security for the prevention of local crime.

4.4.2 Policies

Entire Area Plan:

1. Discretionary development shall comply with the requirements of the Fire Protection District and Sheriff's Department by providing adequate access for fire, law enforcement and emergency equipment and personnel.
2. Adequate water supplies and delivery systems for fire fighting purposes shall be required to serve any discretionary development in accordance with the standards of the Fire Protection District.

Lake Sherwood Community:

3. Tactical emergency access gates shall be provided at Carlisle Road, subject to the approval of the Fire Protection District and Sheriff's Department.
4. A funding mechanism shall be established to fund law enforcement service in excess of the level typically provided by the County Sheriff, for non-urban areas.
5. A licensed, private security guard shall be present 24 hours a day, 7 days a week.
6. A "heli-spot" shall be included in the Lake Sherwood Community.

4.5 EDUCATION

4.5.1 Goals

1. Ensure a quality education for the children of the Lake Sherwood/Hidden Valley area.
2. Ensure that adequate facilities are provided at local schools.

4.5.2 Policy

Developer funding of additional school facilities shall be required when overcrowded school conditions exist.

4.5.3 Program

The Planning Division shall apprise the Conejo Unified School District of the phasing of development in the Lake Sherwood/Hidden Valley area.

4.6 RECREATION

4.6.1 Goals

1. Provide a range of recreational opportunities and programs which are easily accessible to the residents of the Lake Sherwood/Hidden Valley area.
2. Ensure that new residential developments contribute toward recreational facilities for the population expected to be generated.
3. Encourage the dedication of open space lands to public agencies, where feasible.
4. Establish and maintain a public trail network between public lands.

4.6.2 Policies

Entire Area Plan:

1. Land dedication and/or fees for local public recreation and park facilities shall be required as a result of new development.

Lake Sherwood Community:

2. Nine acres of park land shall be provided within the Lake Sherwood Community. This land shall be improved to the local (passive) park standards of the Conejo Recreation and Park District and shall be available to all residents of the Lake Sherwood Community. An approved site shall be established prior to approval of the first discretionary permit.
3. Trail easements shall be located in general conformance with the trail corridor depicted in Figure 6. Where trail routes cross properties proposed for development, the dedication of trail easements to a public or non-profit agency shall be required. Trail alignment shall conform to the design standards of the National Park Service.
4. Tract maps shall reserve area(s) for public purchase of park or open space areas if requested by a public recreation agency.

4.6.3 Program

The Local Agency Formation Commission (LAFCO) and the Conejo Recreation and Park District should pursue annexation of the entire Lake Sherwood Community to the Conejo Recreation and Park District or LAFCO should detach the entire Lake Sherwood Community from Conejo Recreation and Park District.

4.7 UTILITIES

4.7.1 Goal

Provide adequate utility services to the area in keeping with the area's scenic qualities.

4.7.2 Policy

The undergrounding of all electric, cable, phone and gas lines shall be required for all discretionary development..

4.8 GOVERNMENT SERVICES

4.8.1 Goals

1. Establish governmental mechanisms to communicate the residents' needs and desires to their elected representatives.
2. Provide public services at the level desired by area residents.
3. Ensure that new development financially supports County services.

4.8.2 Program

1. A Community Service District shall be created encompassing the Lake Sherwood community to provide urban services such as water distribution, Sheriff services, etc.

E. GLOSSARY

Unless the context requires otherwise, the definitions of words and terms provided in this section shall be used in interpreting this Plan.

Development - Any use of land, building or structure, or construction or alteration of a building or structure as may be governed by the County's Zoning Ordinance.

Discretionary Development - Any development proposal, project or permit which requires the exercise of judgment, deliberation, or decision on the part of the decision-making authority in the process of approving or disapproving a particular activity, as distinguished from situations where the decision-making authority merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations.

High Fire Hazard Areas - Certain areas in the unincorporated territory of the County classified by the County Fire Protection District and defined as any areas within 500 feet of uncultivated brush, grass, or forest-covered land wherein authorized representatives of said District deem a potential fire hazard to exist due to the presence of such flammable material.

Oak Savanna - A habitat distinguished by grasslands with interspersed oak trees. The precise habitat boundaries and location must be determined by a qualified biologist.

Wetland Habitat - Areas historically characterized by a predominance of emergent aquatic vegetation. The precise habitat boundaries and location must be determined by a qualified biologist.

Wildlife Corridor - An area designed to accommodate the unobstructed passage of wildlife typically located along stream beds, ridgelines and connectors between open space areas and generally being approximately fifty feet in width. Exact dimensions and locations must be determined by a qualified biologist.

Rocky Outcrop - An outcropping of rock (from a hillside) generally larger than 1/5 acre.

Dripline - The area created by extending a vertical line from the outermost portion of the limb canopy to the ground.

SO:bb/F334

ventura county general plan

area plan
for the
north ventura ave. area

the
n. ventura ave.
plan

1982

CITY OF SAN BUENAVENTURA
DECISION-MAKERS AND CONTRIBUTORS

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1984

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VENTURA COUNTY GENERAL PLAN
NORTH VENTURA AVENUE AREA PLAN

Adopted by the Ventura County Board of Supervisors - April 17, 1984

Amended - May 24, 1988

Amended - December 19, 1989

Amended - December 11, 1990

VENTURA COUNTY GENERAL PLAN
AREA PLAN FOR THE
NORTH VENTURA AVENUE AREA

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VENTURA COUNTY NORTH VENTURA AVENUE
AREA PLAN

CITY OF SAN BUENAVENTURA NORTH AVENUE AREA
COMPREHENSIVE PLAN AMENDMENT

I. INTRODUCTION

This document is a joint County of Ventura Area Plan and a City of San Buenaventura Comprehensive Plan Amendment for the North Ventura Avenue area. It is the intent of this document to provide a long range plan which will clearly state the County's and City's policies, and provide a basis for future actions in the area prior to annexation to the City.

Every effort has been made to minimize any discrepancies between the City's Comprehensive Plan Amendment and the County's Area Plan. However, there are minor differences in terminology, plan format and content in this Plan, and in the supporting General Plan of each jurisdiction. Accordingly, portions of this document are titled "County" (County of Ventura), or "City" (City of San Buenaventura), indicating the appropriate jurisdictional origin or responsibility for the statement/policy/program. In the various sections of this Plan, where no "County" or "City" modifier appears, the various statements apply uniformly to both jurisdictions.

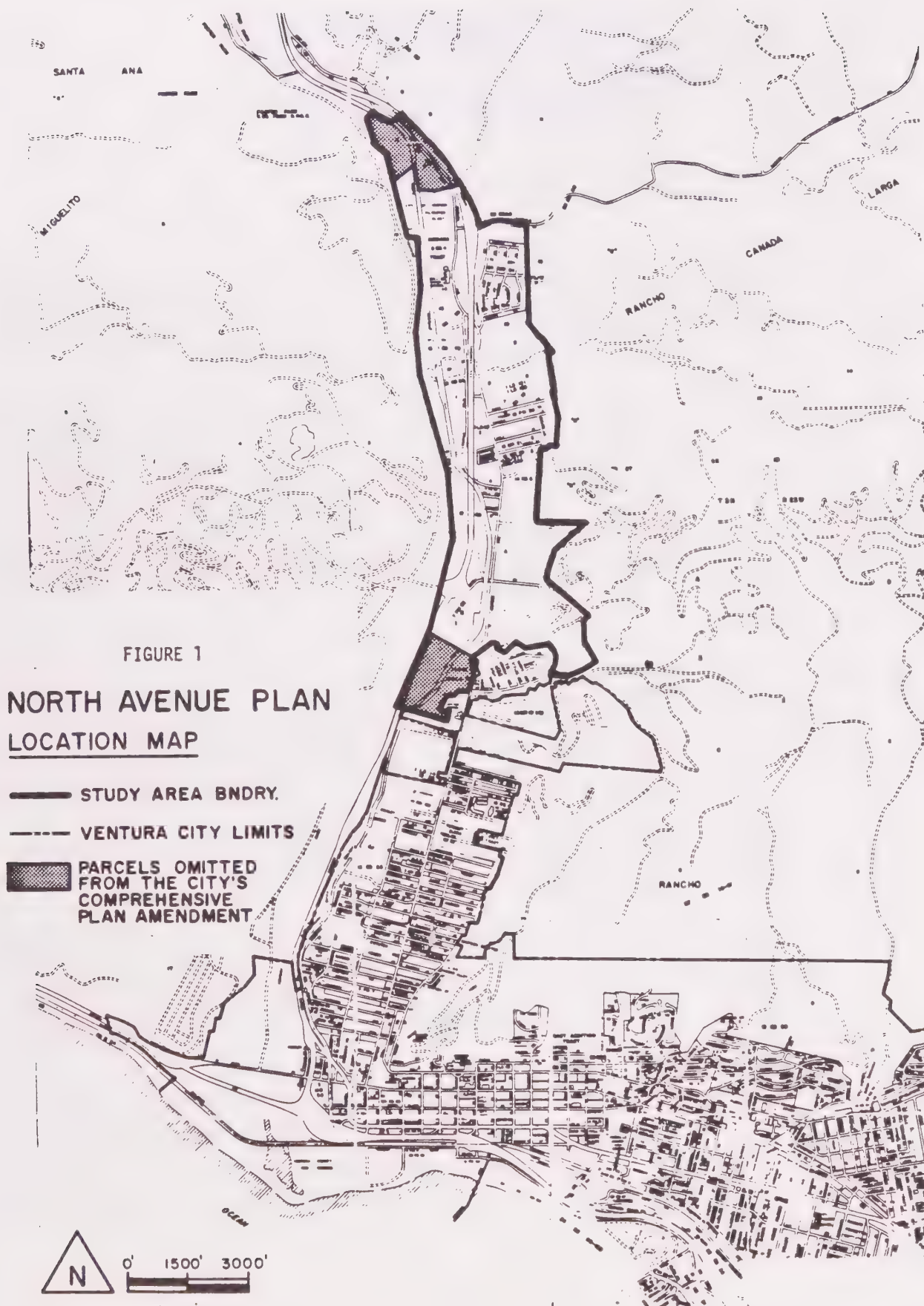
A. STUDY AREA

The North Ventura Avenue Area is defined as the properties bounded by Buenaventura Academy Road (extended) on the south; the sanitary treatment facility and urban designated properties north of the treatment facility on the north; the westerly property lines abutting the Ventura River on the west; and the easterly property lines of parcels at the base of the hillside area on the east (see Figure 1).

The City of San Buenaventura, however, has omitted several parcels from their Comprehensive Plan Amendment. The affected parcels and the reasons for the omission is given below:

Parcels identified as APN 063-03-05, 06, 07, and APN 063-04-01 (located generally north of the City's sanitation plant), have been omitted from the City's Comprehensive Plan Amendment so as to be consistent with their adopted Sphere of Influence boundary. (These properties will not be eligible for water service based on the City's present water policy).

Parcels identified as APN 068-01-01 and 02, APN 068-02-01 and 02, APN 068-03-01, 02, 03, 04, 05, 07, and APN 068-04-01, 02, 05, 08, 12, 13 (located generally south of Gosnell Bend), have also been omitted from the City's Comprehensive Plan Amendment as they are located within the City's "Avenue Community." The City has designated these properties "Industrial" while the County's designations are "Industrial" and "Floodplain."



B. BACKGROUND

In 1968, the City and County adopted the Ventura Avenue Plan, which included the North Ventura Avenue area. In late 1981, the City's Sphere of Influence was defined by the Local Agency Formation Commission as including the North Ventura Avenue area. Inclusion in the sphere indicates that the area should eventually be annexed into the City, and the decision was made to evaluate and update land use and public service policies for the area. Accordingly, this Plan was prepared. During the preparation of the Plan it became evident that the annexation of the area to the City would proceed slowly and that most development would occur under County jurisdiction. Therefore, this Plan is to be adopted by both the County of Ventura and the City of San Buenaventura so their respective policies will be generally compatible.

Work on this Plan was initiated in early 1982 by the City Planning Department. The North Avenue Area Study Preliminary Report was released in March 1982, and examined the existing situation, identified issues, and suggested possible policies. After a series of public hearings, the City of San Buenaventura City Council adopted the Comprehensive Plan Amendment for the North Avenue on December 13, 1982 and certified the North Avenue Plan EIR. Following the City Council's action, County and City staff produced this document based on the City's Plan.

C. REPORT FORMAT

Section I of this document explains the area under consideration, the purpose, and the previous work done on the subject. Section II contains a discussion of each plan element, the issues involved, and generalized recommendations on how each element should be structured or changed. Section III is composed of the plan maps and the specific policies and programs recommended as appropriate in Section II.

II. DISCUSSION OF THE PLAN AND SUPPORT ELEMENTS

This is a plan prepared jointly by the County of Ventura and the City of San Buenaventura and contains policies relating to each jurisdiction. As noted below, there are minor differences in terminology and format which requires clarification. However, these minor differences do not constitute any major changes in basic policy intent. The following is a discussion of the County's and City's General Plans as they apply to the North Ventura Avenue area:

A. LAND USE PLANS

The respective Land Use Plans of the County and the City divide their jurisdictions into distinct geographic areas. The divisions in the County are titled "Area Plans" and in the City they are named "Communities." The geographic area under consideration is identified in the respective Land Use Plans as a separate area/community (see Figure 2). The plan's official County title is the "North Ventura Avenue Area Plan" although it is commonly titled by both the City and the County, as the "North Avenue Plan."

1. Land Use Categories

a. Residential, Single-Family

The existing single-family residential areas to the east of Ventura Avenue are stable neighborhoods and should remain in residential use. New residential development would be appropriate in the area to the east of Ventura Avenue, in close proximity to the existing residential areas, and designated "Existing Community" (County) and "phased urban" (City), (see County General Plan). The only parcels which meet these criteria are two 5-acre parcels north of Bard Lane, and a 12 acre parcel south of Canada Larga Road. The remaining scattered residential uses are surrounded by industrial development and should be gradually phased out. The density of the existing and future residential areas should be primarily single-family (maximum density - 7 D.U./Acre), to reflect the character of the area.

b. Residential, Multiple Family

There are two mobilehome parks in the planning area which should, at this time, be designated Residential, Multiple Family (maximum density - 13 D.U./Acre). Thirteen dwelling units per acre was selected, as this represents the existing density of the mobile home parks. The Magnolia Mobile Home Park, located west of Ventura Avenue, is surrounded by industrial use. For this reason, it is appropriate that the plan designation be changed from "Residential, Multiple Family" to "Industrial" at such time as the park ceases to exist, so as to ensure that any new use is compatible with surrounding land uses. The Las Encinas Mobile Home Park, located east of Ventura Avenue, and

north of the Las Encinas Barranca, should remain in multiple family residential use in the event the existing park ceases to exist.

c. General Commercial

Commercial development currently exists in the area of Ventura Avenue and McKee and Holt Streets, and at the intersection of Highway 33 and Canada Larga Road. These areas should be retained with a general commercial designation which would permit the development and continuation of commercial services for the residential neighborhoods and support commercial uses for the industrial areas.

d. Industrial and Oilfield Industrial

The community contains a significant amount of general Industrial and Oilfield Industrial development. Including oilfield uses under the "Industrial" designation would not be appropriate, since oilfield areas are substantially different from most general industrial areas. The primary distinction between oilfield industrial and general industrial uses is the need for public services. Oilfield uses do not require extensive use of water, sewers and roads. Distinguishing between the two uses will allow specific policies to be developed for each use. A new land use designation should be developed that would be appropriate for oil extraction uses.

The EIR projected a limited amount of conversion from oilfield extraction to general industrial use, due to the expected lifespan of 30 to 40 years of the oilfields. Therefore, the impacts of large scale conversion on public services were not evaluated and any conversion should be subject to the development of a master plan for public services.

General industrial development should be "manufacturing" rather than "office park" in character. Any new or altered industrial development of either type should provide adequate buffers to protect adjacent residential areas, and should not have an adverse effect on the Ventura River.

e. Agriculture

The Agriculture designation should be applied to those lands identified for agricultural use on the City's Open Space Element (see discussion in Section II, Conservation and Open Space Element).

f. Floodplain

The Floodplain designation should be applied to those lands affected by the 100 year floodplain of the Ventura River (see discussion in Section B, Conservation and Open Space Element).

2. General Implementation

a. Rezoning Program (County)

The County should institute a rezoning program so as to bring the zoning of the community into conformance with the adopted land use designations.

b. County/City Coordination

The Plan would require all ministerial projects (those requiring only a zone clearance), to meet the development standards established by the County of Ventura's Zoning Ordinance Code. However, the Plan would require discretionary projects (those requiring a Planned Development Permit, Conditional Use Permit, etc.) in the North Avenue Area, to meet County and City development standards (if there is a difference in the standards between the two jurisdictions, the more stringent of the two standards would apply). "Standards," as used herein, involve permitted uses, parking requirements, signs, building setbacks, lot coverage, landscaping and building height. Facilities such as streets, bikeways, secondary drainage facilities, and water systems should conform to the City of Ventura's standards.

In order to implement this, a method of City and County development review coordination should be established. A County procedure requesting review and comments on projects in unincorporated areas and within a City Sphere of Influence currently exists. A policy statement, which would specify the County/City project review system, should be adopted by the County and the City.

c. Water Policy (City)

The City has an adopted Water Policy regulating requests for new or expanded water service which restricts water service to incorporated properties. While the Comprehensive Plan amendments would technically allow development to proceed, the existing Water Policy would not allow water service as the majority of the area cannot be annexed. Therefore, a change to the policy to allow water service to appropriate, unincorporated land in the North Avenue is needed. Conditioning water service to require that the proposed use conform to General Plan policies, the AQMP, and zoning and subdivision requirements, would ensure that while the development would proceed under County jurisdiction, it would generally conform to City policies and standards. Further requiring that recipients of water service sign consent to annex forms would result in annexation of the property at a later date. A third condition requiring participation in required water system improvements (as well as any other capital improvement funding programs), would ensure that the water system would meet City standards.

d. Barrancas

Consideration should be given to retaining Canada Larga, Manuel Canyon, and Las Encinas Barrancas in as natural a state as possible, given the erosive nature of the channel, the volume of water transported, and potential flooding considerations.

e. Circulation System

There are several distinctions between the County's and the City's Circulation Plans, necessitating a different discussion for each jurisdiction. The County's Regional Road Network, for example, does not include bikeways, bike lanes, or the more detailed system of collector streets (existing and proposed) as the City's element. For this reason, the North Avenue Community's collector street system and the bikeway system are incorporated in this plan. Changes to collector streets and bikeways are identified below:

Collector Streets

Ventura Avenue will remain the major collector street in the planning area. Crooked Palm Road is an existing collector street but its alignment should be improved and be widened to meet City standards when further development warrants it. In addition, a north/south collector street(s) may become necessary in the eastern portion of the planning area as further residential and industrial development takes place. The alignment and improvement standards of these collector street(s) should be determined after a special study of the area's traffic needs.

Bikeways

A Class I Bike Path is a special pathway for the exclusive use of bicycles, which is separated from motor vehicle facilities by space or a physical barrier.

A Class II Bike Lane is a lane on a paved area or between the parking lane and the first motor vehicle lane. It is identified by "Bike Lane" guide signing, special lane lines and other pavement markings. Bicycles have exclusive use of a bike lane for longitudinal travel, but must share the facility with motor vehicles and pedestrians crossing it.

A Class III Bike Route is a paved right of way identified by "Bike Route" guide signing or permanent lane line markings. Bicycles must share the facility with motor vehicles and pedestrians.

The County is in the process of developing a bikeway system, which will extend from the Pacific Ocean to Ojai. The integration of the County's bikeway system with the City's bikeway system is recommended (see Figure 4 and Appendix G).

f. Scenic Features

The State and the County of Ventura recognize Highway 33 as eligible for official designation as a state adopted scenic highway. The highway can be officially designated as a scenic thoroughfare when the City develops a corridor protection program (e.g., building height limitations, requiring landscape screening of unaesthetic land uses, limiting signs and outdoor advertising, etc.).

Currently, the area where Highway 33 enters the City (Ventura Avenue and Shell Road), is designated as a scenic approach. As the City boundary will ultimately be located at the northerly boundary of the community (Ventura Avenue and Canada Larga Road), the designation should be moved to that area.

B. CITY CONSERVATION AND OPEN SPACE ELEMENT/COUNTY GENERAL PLAN

The City's Conservation and Open Space Element is the primary element of the City's General Plan which guides the general urban development of the City. The County General Plan guides the general development in the rural, agricultural, and open space areas surrounding areas designated for urban development. The City's Open Space Element and the County's Land Use Map identifies those areas which are appropriate for urban development and those which are to be retained in open or non-urbanized use.

It has been assumed, for purposes of this Plan, that the designations noted on each jurisdiction's plans are functionally equivalent (i.e., the County's "Open Space" category is similar to the City's "Agricultural" and "Floodplain" designations, and the County's "Existing Community" designation is similar to the City's "Phased Urban" category).

County - The County's General Land Use Map contains two primary designations which apply to the North Ventura Avenue area: "Existing Community" and "Open Space" (see Appendix C). The "Existing Community" designation is applied to areas which are suitable for eventual urban development, subject to the provisions of the Area Plan's Land Use Plan. The "Open Space" designation applies to properties within the study area which have agricultural viability, have severe topographic constraints, or are located within the Ventura River Floodway and should be withheld from urbanization.

City - The City's Open Space Element contains three primary designations which apply to the North Avenue: "Agricultural Use," "Phased Urban," and "Floodplain" (see Appendix D). The "Agricultural Use" designation applies to areas which have agricultural viability and should be withheld from urbanization. The "Phased Urban" designation is applied to areas which are suitable for eventual urban development, subject to the provisions of the Phasing Program. "Floodplain" relates to those areas within the 100-year floodplain of the Ventura River, and which are not available for urban use until the Floodplain Ordinance is adopted.

The City's Open Space Element also states that "Agricultural Areas" should be re-evaluated in 1990 for possible reclassification.

The land use categories listed below describe the type and density of land use permitted within each category. A Summary Table (Figure 2.1) lists each land use designation and its total area, building intensity, population and employment capacity, and population and employment density. The purpose of each of the land use categories is described below:

1. Open Space/Agriculture

In determining which areas should be considered for "Agricultural" use (City), and for "Open Space" use (County), one of the criteria used was the "Important Farmlands Inventory Map" prepared by the Soil Conservation Service for Ventura County. All larger agricultural parcels within the study area have been identified as being of "state-wide importance," or are "prime" agricultural land. Other criteria used for an "Open Space" designation were parcel size. The general standard used by the County is a minimum of 40 acres for agricultural use. The impacts of surrounding land use was also considered (parcels surrounded by urban land uses are less viable than those adjacent to agricultural areas). A final criteria was the intensity and probable duration of the agricultural use. The existence of a Land Conservation Contract (LCA) was taken to indicate continued agricultural use for at least 10 years. Recent expansion of, or improvement to, agricultural activities were also taken as indicating continued use.

Based on these criteria, one area was identified as appropriate for a County "Open Space" and City "Agriculture" designation. The area is located south of Bounds Road, north of Bard Lane and east of Ventura Avenue. It contains a total of 71 acres; 38 acres are in LCA contract and 33 acres are in citrus groves.

Designating this area for continued "Open Space" use (County), or "Agricultural" use (City), rather than urbanization would preserve agricultural and open space land, which was a mitigation measure identified in the North Avenue Environmental Impact Report. If all, or a portion, of this area were designated for urban use, it would be added to the existing supply of developable land.

2. Open Space/Floodplain (Areas Subject To Flooding)

The County and City recognize that the U.S. Department of Housing and Urban Development has developed Flood Insurance Rate Maps for the Federal Flood Insurance Program. These maps indicate the boundaries of the floodway, and the 100 year and 500 year floodplain of rivers in Ventura County and elsewhere. The boundaries have been used to determine the floodway and floodplain areas of the Ventura River for purposes of this plan.

The County's General Plan map designates the Ventura River floodway as "Open Space." In addition, territory that is affected by the 100 year floodplain is subject to certain restrictions as noted in the Land Use discussion (see Section III, "Implementation.")

The City's Open Space and Conservation Element designates certain areas of the City as "Floodplain" and indicates that these are "not to be considered for urbanization until a floodplain ordinance is adopted." Consistent with this policy, the Open Space Element map (Appendix D) designates the 100 year floodplain of the Ventura River as "Floodplain." In "Floodplain" areas containing existing development, additional development may occur only if it can be shown through updated information that such areas are currently protected from a 100 year flood.

3. Open Space/Phased Urban (Hillside Oilfield)

A 67 acre parcel, located within the City's Sphere of Influence, is bounded on the south by School Canyon Road, on the west by Ventura Avenue, on the north by Shell Road (extended), and features hillside oil field development. The parcel is designated "Open Space" (County) and "Phased Urban" (City). The County's Open Space designation will control until the parcel annexes to the City. At that time, the City's "Phased Urban" designation will control which is more specifically defined as potential "Oilfield Industrial" on the Land Use Element map, (see Figure 2).

4. Existing Community/Phased Urban

The County's "Existing Community" and the City's "Phased Urban" categories are functionally equivalent in terms of dictating land use policy.

Existing Community (County) - Those portions of the North Ventura Avenue area which do not meet the criteria for Open Space are appropriate for an "Existing Community" designation, which is more specifically defined in the Land Use Plan (see Section III).

Phased Urban (City) - Those portions of the North Avenue which do not meet the criteria for continued agricultural use, which are not in the floodplain of the Ventura River, are then appropriate for a "Phased Urban" designation.

5. Phasing Program (City)

After determining which areas are appropriate for urban development, the timing of such development must be set. The Phasing Program is the City's mechanism used to provide specific policies on the timing and public improvements needs for "Phased Urban" areas.

In determining the appropriate phasing policies for the North Avenue area, several characteristics should be addressed. First, the majority of the "Phased Urban" area is appropriate for industrial use, and would help address an identified shortage of light industrial land in the City. Therefore, the phasing policies should identify the industrial areas as Phase I (see Appendix E), and as appropriate for immediate development. Second, development in the area will require expansion of the available public services. In

keeping with City policy, development must be required in the phasing policies to provide the needed capital improvements in accordance with an adopted capital improvement program.

The Phasing Program also includes the City's AQMP Implementation Program. Any residential development which occurs in the North Avenue, whether under City or County jurisdiction, will be taken from the City's allocated population. It would, therefore, be logical to make residential development subject to the City's AQMP provisions. This would not require a Comprehensive Plan Amendment, but could be accommodated through changes to the Evaluation Guidelines.

C. CIRCULATION ELEMENT (CITY)

The City's Circulation Element (Appendix F), was amended with respect to circulation features, but not the County's Circulation Element. The following is a discussion of the City's Circulation Element as it applies to the North Avenue Area:

The North Avenue EIR indicates that as development proceeds in the community, improvements to the circulation system will be necessary. A greater level of design detail was presented in the EIR than is necessary in the city's Circulation Element; those types of mitigation measures would be placed upon individual projects as they are proposed. However, the general level of improvement suggested would be best addressed by extending the City's Circulation Plan designation of "Future Improvement-Collector" currently placed on Ventura Avenue, through the community from Gosnell Bend to the northern community boundary, as well as on Shell Road and Crooked Palm Road (see Appendix F). As noted previously, future development of the oilfield industrial area will require an expanded road system and another north/south street. Portions of this north/south street were installed in the Valley Vista Tract and could be extended along the base of the foothills from Canada Larga Road to an extension of Shell Road. This road would also be designated as a "Collector Street, Future Extension," with its width and configuration determined as projects are proposed. The portions which traverse "Agricultural Use" designated parcels should be shown on the long range system as a "Collector, Future Extension," in keeping with the city's Comprehensive Plan policies.

The City's Circulation Element also includes the Select System of Bikeways which indicates the general routes and classifications of bikeways. Currently, a Class II Bike Lane terminates at the southerly boundary of the community. It would be logical to extend the system through the North Avenue. The Select System also shows a Class I bike path extending up the Ventura River levee. It is proposed to show a route through the community for this bike path. The City Parks Division has reviewed the physical constraints of the area and suggests that the route extend north, adjacent to the freeway right-of-way, then transition to Crooked Palm Road and Ventura Avenue as a Class III bike route (see Appendix G).

D. SCENIC HIGHWAY ELEMENT (CITY)

The City's Scenic Highway Element was amended with respect to Scenic Highway features, but not the County's Element. Currently, the State and the County of Ventura designate Highway 33 as eligible for official designation as a State adopted Scenic Highway. At such time as the City develops a corridor protection program, the highway can be officially designated.

The City's Scenic Highway Element designates City scenic highways, drives, streets and approaches, with the purpose of protecting the view of the surrounding areas from these roadways. The views would include aesthetic views of topography, vegetation, structures, panoramas, natural and manmade features. Protection of the views would entail consideration of items such as: preventing obstruction of views by building heights, screening unaesthetic land uses from view by means of landscaping, grade differences or fences, limiting signs and outdoor advertising, and undergrounding of utility lines.

Ventura Avenue to the south of the community has been designated as a City scenic drive, and the EIR states that continuing the designation through the community would protect the scenic qualities of the area. However, the view of the hillsides and river are more easily seen from Highway 33, given its elevated route, than Ventura Avenue. Also, the character of development along Ventura Avenue and the North Avenue Community is primarily industrial, while in the Avenue Community, it is commercial. Therefore, the scenic drive designation on Ventura Avenue should not be extended into the North Avenue. Scenic approach designations have been placed on the intersection of the freeways and City boundaries, as well as other prominent viewpoint areas. Currently, the area where Highway 33 enters the City is designated as a scenic approach. As the City boundary will ultimately be at the northerly boundary of the community, the designation should be moved to that area (see Appendix H).

III. IMPLEMENTATION

Introduction

The Implementation Section contains the operative policies, programs, and maps which guide land use decisions in the North Avenue Community. This section includes the Land Use Element designations and policies, the plan maps (see Figures 2 and 4), and the zoning compatibility matrix (see Figure 3).

Contents of Plan

This Section has been adopted by both the County and the City for placement in their respective General (Comprehensive) Plans. The section provides a new community in the City's Comprehensive Plan. The County's North Avenue Area Plan also includes Sections I and II which function as an introduction and overview to the adopted policies. More specifically, the County and City have adopted the following:

County - The North Ventura Avenue Area Plan consists of Sections I, II, and III (text), Figure 1 "Location Map", Figure 2 "Land Use", Figure 2.1 "Summary Table - Building Intensity/Population Density Standards", Figure 3 "Zoning Compatibility Matrix", and Figure 4 "Bikeways".

City - The North Avenue Comprehensive Plan amendment consists of Section III (text), the accompanying map entitled "North Avenue Plan, Land Use" (Figure 2), and Appendix A, D, E, F, G, H and I.

A. INTENT AND RATIONALE FOR LAND USE DESIGNATIONS

1. General Character - The North Ventura Avenue Area has a unique character and development pattern which exists in no other part of the Ventura planning area. The Community lies in the Ventura River Valley, and has views of the Ventura River and the surrounding hillsides. Significant amounts of agricultural land create a rural atmosphere. Long term oilfield uses and oil related industry constitute the majority of the existing urban development in the area. These oil uses are currently undergoing a period of increased activity and upgrading of facilities. Given the stability of the existing residential areas and the importance of the oilfield development, the overriding intent of land use designations in this area is to protect the quality and integrity of the existing residential neighborhoods, to provide the expansion and upgrading of the industrial areas, and to protect the scenic vistas and environmental quality of the hills and river.

The entire area, other than the Water Filtration Plant, is unincorporated County territory. Annexation of the area to the City is encouraged, but will be hindered by the existing oilfield development adjacent to the City and current annexation law. This situation will require much of the development of the area to proceed under County jurisdiction.

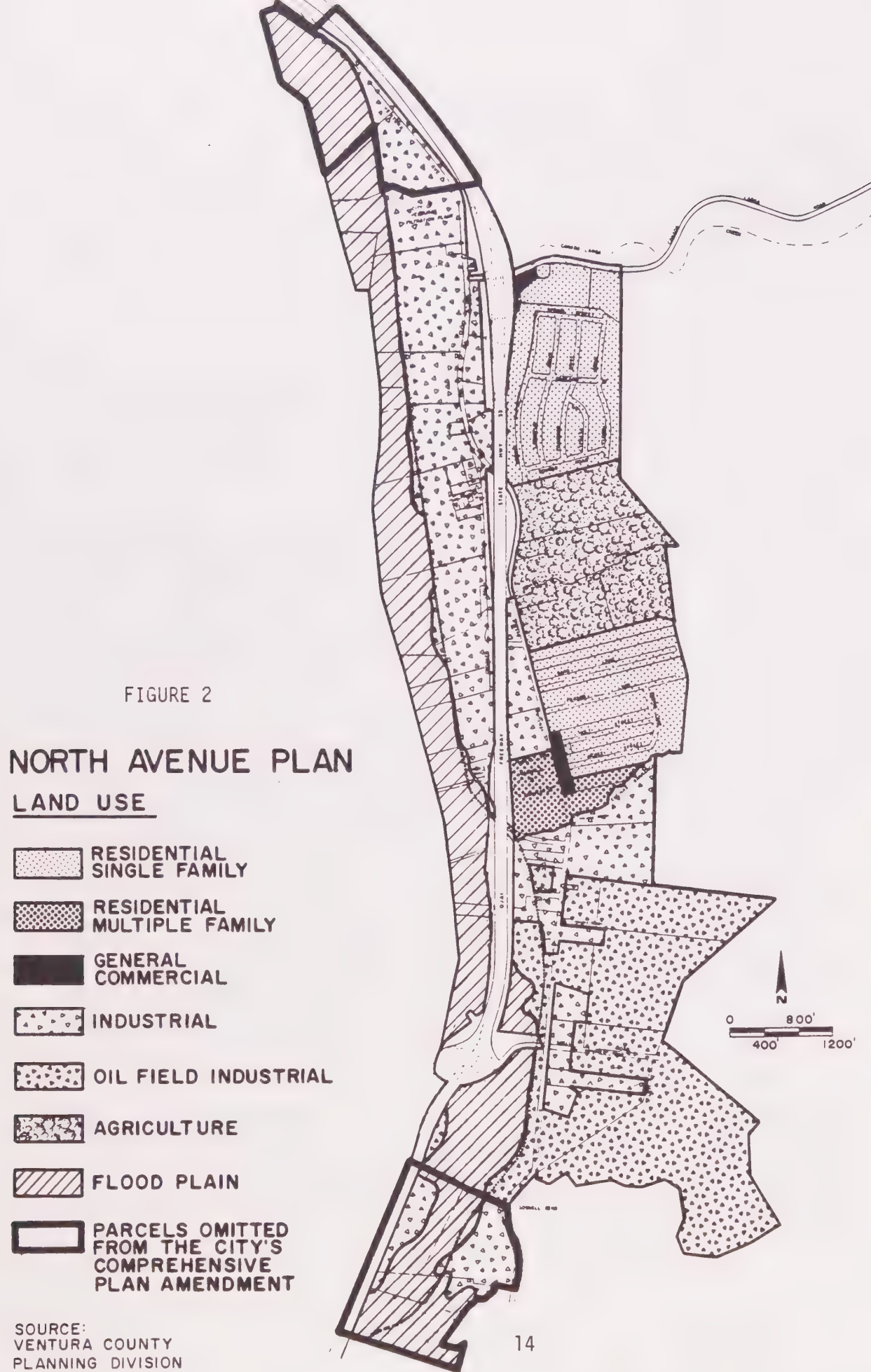


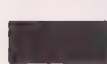




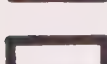


FIGURE 2

NORTH AVENUE PLAN

LAND USE

-  RESIDENTIAL SINGLE FAMILY
-  RESIDENTIAL MULTIPLE FAMILY
-  GENERAL COMMERCIAL
-  INDUSTRIAL
-  OIL FIELD INDUSTRIAL
-  AGRICULTURE
-  FLOOD PLAIN
-  PARCELS OMITTED FROM THE CITY'S COMPREHENSIVE PLAN AMENDMENT

SOURCE:
VENTURA COUNTY
PLANNING DIVISION

Figure 2.1

SUMMARY TABLE
BUILDING INTENSITY/POPULATION DENSITY STANDARDS

NORTH VENTURA AVENUE AREA PLAN

RESIDENTIAL

<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Maximum Intensity (DU/Ac)*</u>	<u>DU's</u>	<u>Average Pop/DU**</u>	<u>Population</u>	<u>Average Pop. Density (Pop/Acre)</u>
Single Family	106.0	44%	7.00	769	2.34	1,799	16.97
Multi. Family	17.0	55%	13.00	221	2.34	517	30.41
	<u>123.0</u>			<u>990</u>		<u>2,316</u>	

COMMERCIAL/INDUSTRIAL

<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Projected Floor Area (x1000 SF)</u>	<u>Average Employees/ 1000 SF</u>	<u>Employees</u>	<u>Average Employees/ Acre</u>
General						
Commercial	3.0	60%	19.6	2.0	39	13.0
Industrial	205.0	40%	357.0	2.0	714	3.5
Oil Field						
Industrial	173.0	20%	75.4	2.0	151	0.9
	<u>381.0</u>		<u>452.0</u>		<u>904</u>	

*Excludes second dwelling units per Section 65852.2 of the State Government Code.

**Year 2000 Forecast for Ventura Growth Area

County Planning Division, March 1988
Revised, December 19, 1989

Ventura County General Plan
Goals, Policies, and Programs

2. Residential, Single-Family - The existing residential development in the Community is primarily single-family. The intent of the single-family designation is to emphasize the continuation of single-family development in those areas, and to encourage the upkeep and maintenance of these neighborhoods (maximum permissible density - 7 D.U.'s/Acre).
3. Residential, Multiple Family - The two existing mobile home parks are designated Residential-Multiple Family (maximum permissible density - 13 D.U.'s/Acre). The Magnolia Mobile Home Park shall be redesignated "Industrial" at such time as the park ceases to exist so as to ensure that any new use is compatible with surrounding land uses. The Las Encinas Mobile Home Park, located east of Ventura Avenue, and north of the Las Encinas barranca, shall remain in multiple family residential use in the event the existing park ceases to exist.
4. General Commercial - This designation is intended to encourage the development and continuation of commercial services for the residential neighborhoods and support commercial uses for the industrial areas.
5. Industrial - The North Ventura Avenue Community contains a substantial amount of oil related manufacturing, light manufacturing and open storage facilities. These uses are appropriate, and the Industrial designation is intended to allow their continuation and expansion, as well as the construction of new facilities consistent with the County's M-2 and M-3 zoning and the City's M-1 and M-2 zoning. The impacts of new or expanded industrial uses shall be evaluated on a case-by-case basis to ensure that no significant adverse impacts are generated.
6. Oilfield Industrial (Oil Extraction Industrial) - The new Oilfield Industrial category is intended to designate those areas where oil extraction uses are located. Such uses would include the removal, transfer and storage of crude oil and related products prior to refining. The Oilfield Industrial category does not include refining or storage of finished product. In establishing this category, it is recognized that industrial uses typically require the provision of urban public services, while Oilfield Industrial uses do not. Oilfield Industrial areas may be converted to industrial uses if the property is found to be appropriate in terms of location, size, and the provision of public services. It is the intent that any conversion of oilfield industrial land to industrial uses be subject to the submittal of a master plan of public services for the site, which would evaluate the availability and capacity of public services and the impacts of the conversion on those services and provide programs for mitigating deficiencies.

Areas which are converted should be located such that they can be annexed to the City and make adequate provision for access to the remaining oilfields. The gradual development of a narrow strip of converted properties along the Ventura Avenue frontage is not appropriate.

The 67 acre hillside parcels located south of Shell Road (extended) and east of Ventura Avenue are designated "Oilfield Industrial." Most of the area is in oil production and is characterized by severe topographic constraints. The oilfield industrial category shall apply only after annexation to the City. The County's "Open Space" designation, as noted on the General Land Use map (Appendix C), shall control until annexation takes place.

All new or expanded oilfield development shall meet County standards for oil drilling and extraction uses until such time as the City may adopt oilfield development standards, and any other requirement that may be necessary to adequately buffer and protect surrounding areas.

7. Agriculture - The Agricultural Use "1990" category identifies those lands that are designated for agricultural use based on the City's Open Space Element and the Important Farmlands Inventory Map. The designation has been applied to approximately 70 acres of land located north of Bard Lane and east of Ventura Avenue.
8. Floodplain - Lands adjacent to the Ventura River which have been designated as "Floodplain" are generally not appropriate for urban uses until a Floodplain ordinance is adopted by the city. The areas designated as the 100 Year Floodplain are based on the Flood Insurance Rate maps prepared for the United States Department of Housing and Urban Development's Federal Insurance Administration.

The underlying land use designations outside the floodway but within the 100 Year Floodplain are "Industrial," generally located north of Shell Road or south of Gosnell Bend, and "Oilfield Industrial," generally located north of Gosnell Bend and south of Shell Road.

County Policy:

New industrial or oilfield industrial development or an expansion of existing industrial or oilfield industrial development may occur only if it can be shown through additional analysis that such areas will be protected from a 100 year flood.

City Policy:

An expansion of existing industrial or oilfield industrial urbanization may occur only if it can be shown through additional analysis that such areas are currently protected from a 100 year flood.

Any flood protection measures necessary to protect existing development in the Floodplain shall minimize adverse impacts and changes to the river channel.

B. OTHER LAND USE ELEMENT POLICIES

1. Zoning Compatibility Matrix (See Figure 3) The Matrix identifies zones in the Ventura County Zoning Ordinance which are consistent with the North Avenue Plan. After adoption of the North Ventura Avenue Plan, the County shall pursue a rezoning program to bring the zoning of the area into conformance with the General Plan, as required by State law.
2. Review Procedures - The County shall notify the City regarding development applications. Specific notification shall be given to the City by the County at the following points:
 - a. Pre-application meeting
 - b. Application review period
 - c. New case committee meetings (application completeness and environmental determination)
 - d. Development Advisory Committee meetings and permit hearings
 - e. Environmental document hearings
 - f. Notification of final decision


Project applicants shall be requested to contact both the County and the City for discussion of projects as early as possible in the design phase of the proposal.


3. Development Standards - The Plan would require all ministerial projects (those requiring only a zone clearance) to meet the development standards established by the County of Ventura's zoning ordinance code. However, discretionary projects (those requiring a Planned Development Permit, Conditional Use Permit, etc.) in the North Avenue Community, shall conform to this Plan and the County and City development standards (if there is a difference in the standards between the two jurisdictions, the more stringent of the two standards shall apply). "Standards," as used above, involve conditionally permitted uses, parking requirements, signs, building setbacks, lot coverage, landscaping and building height.


Facilities such as streets, bikeways, secondary drainage facilities, and water systems shall conform to the development standards of the City of Ventura as of the adoption of this plan, or as may be subsequently amended by the City and approved by the County.


4. Water Policy Procedures - Water service shall be provided by the City to the North Ventura Avenue Community (within its Sphere of Influence), subject to the provisions of the City's Water Policy (see City policy resolution No. 82-151 in Appendix). Development proposals shall receive a "Preliminary Will Serve" (water availability) letter from the City prior to filing planning applications with the County. The provision and/or expansion of water systems shall meet the City's standards.


NORTH VENTURA AVE. PLAN
ZONING COMPATIBILITY MATRIX
COUNTY OF VENTURA ZONES



NOT COMPATIBLE WITH PLAN


COMPATIBLE WITH PLAN


COMPATIBLE ONLY WITH ZONE
SUFFIX EQUAL TO OR MORE
RESTRICTIVE THAN THAT
SHOWN (GREATER LOT AREA
OR LOWER DENSITY)

 = X ACRE
MINIMUM
LOT SIZE

 = X THOUSAND
SQUARE FEET
MIN. LOT SIZE

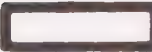
 = X UNITS PER
ACRE MAXIMUM

Applications which do not contain a "Preliminary Will Serve" letter will be considered incomplete. After obtaining all appropriate County approvals, applicants pursuing development will enter into a "Water Service Agreement" with the City and the City will then issue a "Final Will Serve" letter.

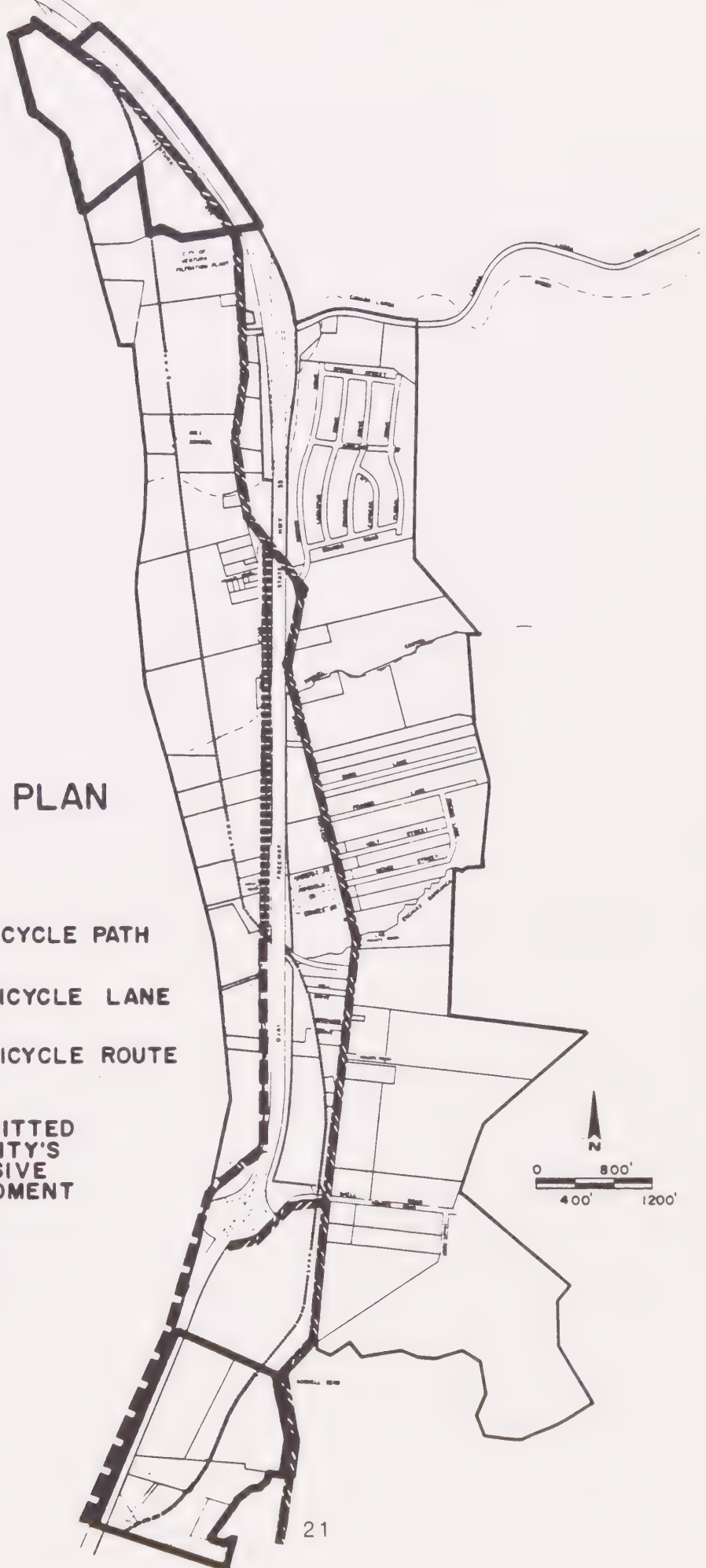
5. General Plan Amendments - Amendments to the North Ventura Avenue Area Plan should be processed and approved by both the City of San Buenaventura and the County of Ventura.
6. Industrial Buffering - New or expanded industrial development in either of the industrial designations which is adjacent to residential areas shall provide buffers to adequately protect residential areas from any intrusion or nuisance factors generated by the industrial development. Industrial uses adjacent to the Ventura River (which is an anadromous fish stream), shall be compatible with the goal of preserving the natural attributes of the River, and development should not be permitted which would result in its degradation.
7. Barrancas - The Canada Larga, Manuel Canyon and Las Encinas Barrancas are subject to periodic flooding and erosion, but are also part of the visual quality and character of the area. As the Community develops, the visual importance of these open, natural watercourses will increase. Development adjacent to the barrancas should be reviewed on a case-by-case basis so as to retain the watercourses in as natural a state as feasible, given the erosive nature of the channels and potential flooding considerations.
8. Collector Streets - Ventura Avenue and Crooked Palm Road should be designated as collector streets, and a future collector street extending from Floral Drive to Shell Road should be considered. (The circulation system is also reflected on the City's "Circulation Element" (Appendix F)).
9. Bikeways - A Class II Bikeway along Ventura Avenue, a Class III bikeway along Crooked Palm Road, and the Ojai/Ventura River Class I Bike Path as shown on the "Bikeways Map" (Figure 4), should be established. (The Bikeway system is also reflected on the City's "Select System of Bikeways" (Appendix G)).
10. Scenic Approach - A "Scenic Approach" is established in the area of Ventura Avenue and Canada Larga Road. The purpose of this designation would be the protection of aesthetic views of the surrounding area that could include topography, vegetation, panoramas, natural and manmade features. Through discretionary permit conditions, view protection measures should consist of preventing obstruction of views by means of landscaping, grade differences or fences, limiting signs and outdoor advertising, and the undergrounding of utility lines. (Scenic Highway considerations are also reflected on the City's "Scenic Highways Element" [Appendix H]).

FIGURE 4

NORTH AVENUE PLAN BIKEWAYS

- CLASS I BICYCLE PATH
- ===== CLASS II BICYCLE LANE
- ===== CLASS III BICYCLE ROUTE
-  PARCELS OMITTED FROM THE CITY'S COMPREHENSIVE PLAN AMENDMENT

SOURCE: VENTURA COUNTY
PLANNING DIVISION



11. AQMP Implementation Program - The City has adopted an Air Quality Management Program as part of its Comprehensive Plan. The City's AQMP Implementation Program applies to all residential construction in the Growth Area of the City, which includes the North Avenue Community. According to the City's AQMP Implementation Program, all residential projects must comply with the AQMP in order to receive City water service. Project applications which do not comply with the City's AQMP Implementation Program will not be issued "Preliminary Will Serve Letters" by the City and, therefore, the permit applications will be found incomplete by the County.

APPENDIX

The Appendix has been incorporated in the North Ventura Avenue Area Plan for reference purposes. The Appendix, while not a formal part of the Plan, contains the following "support" elements comprised of text changes and maps. This section interprets and provides background material for many of the contributing policies and programs of the County's General Plan and the City's Comprehensive Plan with specific reference to the conditions within the North Avenue Community.

Any differences between the City's Comprehensive Plan Amendment and the County's General Plan, such as discrepancies in terminology, format, and content, are prefaced with the terms "County" (County of Ventura) or "City" (City of San Buenaventura). These notations indicate the appropriate jurisdictional origin or responsibility for the statement/policy/program.

A. City Conservation and Open Space Element/County General Plan

1. Open Space Element (County)

The County General Plan, as adopted on May 24, 1988, or as may be subsequently amended, shall function as the General land use guide for growth and development in the North Avenue Community.

2. Open Space Element (City)

a. Open Space Plan Map

- (1) Amend the Open Space Map to include the North Avenue Area (Appendix D) within the City's planning area.
- (2) Amend the Open Space Map to designate the North Avenue area with open space categories of "Phased Urban," "Agricultural Use," and "Floodplain Area," as shown on Appendix D, Open Space Map.

b. Phasing Program

- (1) Amend the Phasing Program to designate all "Phased Urban" areas within the North Avenue Community "Phase I - North Avenue," as shown on Appendix E, Phasing Map.
- (2) Add a policy to the program as follows: "All those areas shown as "Phased Urban" in the North Avenue Community are hereby designated as "Phase I - North Avenue," and are available for immediate development in accordance with all applicable City ordinances and policies. Development in the "Phase I - North Avenue" will be required to provide capital improvements in accordance with a capital improvement funding program to be adopted by the City. In addition, any oilfield conversion to general industrial use will require the preparation of a master plan of public services to ensure that adequate services are available.

Explanation: Deficiencies in the water system in particular, as well as in streets and drainage will be created by further development which must be corrected by the involved project proponents. Conversion of oilfield areas to general industrial use may require additional capital improvements which must be evaluated in a public service master plan.

B. City Circulation Element/County Regional Road Network

1. County - The County's Regional Road Network, as adopted on May 24, 1988, or as may be subsequently amended, shall function as the general, long range guide, for the improvment and development of the arterial and highway system in the North Avenue Community.
2. City
 - a. Amend the Circulation Element map to designate Ventura Avenue and Crooked Palm Road as collector streets and designate a future collector street extending from Floral Drive to Shell Road as shown on Appendix F, Circulation Element Map.
 - b. Amend the Select System of Bikeways to place a Class II bikeway on Ventura Avenue, a Class III bikeway on Crooked Palm Road, and extend the Ojai/Ventura River Class I bike path, as shown on Appendix G, Select System of Bikeways.

C. City Scenic Highways Element

City - Amend the City Scenic Highway Element Map to designate Highway 33 as an adopted State Scenic Highway and relocate the adopted Scenic Approach designation from Ventura Avenue and Gosnell Bend to Ventura Avenue and Canada Larga Road as shown on Appendix H, Scenic Highway Element Map.

D. Policy Resolution (City)

The City's Policy Resolution No. 82-151 has been incorporated in the Appendix as a reference document. The Resolution, while not a part of the County's or City's General (Comprehensive) Plan(s), contains additional guidelines for processing and evaluating public and private projects.

DP:bb/I140

APPENDIX A

RESOLUTION NO. 82-151

A POLICY RESOLUTION FOR THE COORDINATION
OF CITY AND COUNTY DEVELOPMENT REVIEW FOR
PROJECTS LOCATED IN THE NORTH AVENUE COMMUNITY

BE IT RESOLVED by the City Council of the City of San Buenaventura as follows:

SECTION 1 - PURPOSE: The City Council finds that the policies contained in the Intent and Rationale Statements for the North Avenue Community and the City Water Policy require that development in the North Avenue meet and conform to the City's Comprehensive Plan policies, including Phasing and Air Quality Management Plan Implementation Program, as well as zoning and subdivision requirements. In order to ensure timely development review and implementation of these policies, a mechanism for coordinated City and County review is necessary.

SECTION 2 - REVIEW PROCEDURES: The existing system of County notification to the City as specified in County Planning Division Policies and Procedures Manual Policy/Procedure No. 4.1 is appropriate and should be continued, with specific notification given to the City at the following points:

- A. Pre-application meeting (if one is necessary);
- B. Application review period;
- C. New case committee meetings (application completeness and environmental determination);
- D. Development Advisory Committee meetings;
- E. All other points where notice is now required by Procedure No. 4.1.

Project applicants shall be requested to contact both the City and the County for discussion of projects as early as possible in the design phase of the proposal.

SECTION 3 - WATER POLICY APPLICABILITY: Water service will be provided to the unincorporated, subject to the provisions of the Water Policy. Development proposals shall receive a "Will Serve Letter" from the City prior to filing planning applications with the County. Applications which do not contain valid "Will Serve Letters" will be considered to be incomplete applications. After receiving all appropriate County approvals, landowners pursuing development will enter into a Water Service Agreement with the City.

SECTION 4 - AQMP IMPLEMENTATION PROGRAM APPLICABILITY: The City has adopted an Air Quality Management Program as part of the Comprehensive Plan. The AQMP Implementation Program applies to all residential construction in the Growth Area of the City, which includes the North Avenue Community. All residential projects must comply with the AQMP Implementation Program in order to receive City water service and prior to applying for County development approvals. Project applications which do not comply with the AQMP Implementation Program will not be issued "Will Serve Letters" and will, therefore, be found to be incomplete applications by the County.

SECTION 5 - DEVELOPMENT STANDARDS: The City shall develop and provide the County with a listing of basic City development standards to provide preliminary information to staff and project applicants. However, the listing should not be used in lieu of direct discussion with City staff.

SECTION 6 - COMPREHENSIVE PLAN AMENDMENT REQUEST: Amendments to the North Avenue Plan must be processed and approved by both the City and the County.

SECTION 7 - REZONING PROGRAM: After adoption of the Plan for the North Avenue, the County will pursue a rezoning program to bring the zoning of the North Avenue into conformance with the Plan.

SECTION 8 - QUIMBY ACT: The City requests that the County reserve all Quimby Act funds collected in the North Avenue Community for parks and recreation development in the North Avenue.

SECTION 9 - STORM DRAINAGE: Storm drainage improvements shall be regulated by County Public Works, Development Services, or, where appropriate, the Ventura County Flood Control District. Current County Drainage Standards are similar to City Standards. The County's approach to development conditioning appears similar to City methods and practices. In order that application be consistent, City review of land development proposals and County recommended conditions of approval is needed, and will be done pursuant to Section 2 of this resolution.

As a condition of development in the North Avenue area, a hydrology study of the drainage area shall be required. This requirement shall be met by the first proposed development with the drainage area. Mitigation measures shall be included in the hydrology study, and development, as it occurs, be required to solve or mitigate all drainage concerns. Typical approaches used where major deficiencies exist include formation of drainage areas of benefit and reimbursement to first developer within drainage area for construction of mutual benefiting facilities.

SECTION 10 - STREETS: Street improvements shall be regulated by County Public Works, Development Services and Road Design. Current County Street Standards are similar to City Standards; however, conformance to City roadway width shall be required where the width is

not already fixed by prior development. In order that application of standards and conformance to City criteria be consistent, City review of Land Development proposals and County recommended conditions of approval will be done pursuant to Section 2 of this resolution.

Cumulative development may create roadway deficiencies beyond developing areas. Deficiencies shall be mitigated as they occur unless the deficiencies can be anticipated and an area of benefit established.

PASSED AND ADOPTED this 13th day of December, 1982.


City Clerk

STATE OF CALIFORNIA)
COUNTY OF VENTURA) SS
CITY OF SAN BUENAVENTURA)


I, BARBARA J. KAM, City Clerk of the City of San Buenaventura, do hereby certify that the above and foregoing Resolution was duly passed and adopted by the City Council of said City at a regular meeting held on the 13th day of December, 1982, by the following vote:

AYES: Councilmembers Sullard, Longo, Chaudier,
 Henson, Monahan, Orrock, and McWherter.

NOES: None.

ABSENT: None.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 14th day of December, 1982.


City Clerk

RESOLUTION NO. 222

A RESOLUTION OF
THE BOARD OF SUPERVISORS
OF VENTURA COUNTY
ADOPTING GENERAL PLAN AMENDMENT NO. 88-1
TO THE VENTURA COUNTY GENERAL PLAN
AND ZONE CHANGE NO. Z-2806
AND CERTIFYING THE PROJECT EIR

WHEREAS, after providing public notice, a legal public hearing on this matter was held by the Board of Supervisors at Ventura, California on May 3, 1988; and

WHEREAS, the Board has considered all written and oral testimony and exhibits, as well as the recommendation of the County staff and the Planning Commission; and

WHEREAS, the Board has reviewed and considered the Environmental Impact Report (EIR) as recommended for certification by the Environmental Report Review Committee and the County Planning Commission;

NOW, THEREFORE BE IT RESOLVED that the Board of Supervisors hereby certifies that the Final EIR (Exhibit "15" of the Board transmittal of May 3, 1988) has been completed in compliance with CEQA and the State CEQA Guidelines; and

FURTHER BE IT RESOLVED that the Board certifies that it has reviewed and considered the information contained in the Final EIR before taking action on General Plan Amendment No. 88-1 and Zone Change No. Z-2806; and

FURTHER BE IT RESOLVED that the Board finds that all feasible mitigation measures identified in the EIR have been or will be implemented; and

FURTHER BE IT RESOLVED that the Board finds that all environmental effects identified in the EIR which have not been, or will not be, avoided or reduced to less than significant levels either:

- a. Cannot be so avoided or reduced because they are within the responsibility and jurisdiction of another public agency and not the County; or
- b. Are acceptable by reason of the overriding considerations set forth in Section X of the staff report to the Planning Commission (Exhibit "1" of the Board transmittal of May 3, 1988); and

FURTHER BE IT RESOLVED that the Board intends that the amendment to the Local Coastal Plan (LCP) be carried out in a manner fully in compliance with Division 20 of the Public Resources Code; and

FURTHER BE IT RESOLVED that the amendment to the LCP will automatically become effective upon approval by the California Coastal Commission; and

FURTHER BE IT RESOLVED that the Board of Supervisors hereby adopts General Plan Amendment No. 88-1 as described in Exhibits "2" through "14", inclusive, and as revised in Exhibits "51" and "52" of the Board transmittal dated May 3, 1988; and with the following revisions to Exhibit "2":

- a. Policy 1.2.2.1 shall be deleted.

- b. A new program 1.2.3.5 shall be added to read as follows:

"The Planning Division and the Public Works Agency will submit, for Board budget consideration, programs to implement Transportation Control Measures as outlined in the AQMP.",

- c. Add new goal 3.1.1.6 to read as follows:

"Ensure that Countywide growth and development is consistent with the Guidelines For Orderly Development.",

- d. Add new policy 3.1.2.2 to read as follows, renumber subsequent policies:

"Guidelines for Orderly Development: Discretionary Development shall be consistent with the Guidelines For Orderly Development.",

- e. Section 3.2, definition of "Urban" designation, second paragraph, first line - change "unincorporated" to "incorporated",

- f. Revise the General Land Use Map (Figure 3.1) and the West Simi Existing Community Figure (Figure 3.16) to include Assessor's Parcel 635-01-19 (Sinaloa Lake) in the West Simi Existing Community with a land use designation of "R-E-13",

- g. Revise the Lynn Ranch Existing Community Figure (Figure 3.21) to establish the designation of Parcel 663-271-020 (Redeemer Church) as "R-E-1Ac",

- h. Revise Policy 4.2.2.3b to read as follows:

"(b) Whether they would worsen traffic conditions on existing roads within the Regional Road Network which are currently functioning below an acceptable service level;",

- i. Revise policy 4.2.2.3e to read as follows:

"(e) Whether they would worsen traffic conditions on existing local roads which are currently functioning below an acceptable service level;",

- j. Revise Policy 4.2.2.4 to read as follows:

"County General Plan land use designation changes, zone changes and discretionary development which would individually or cumulatively cause any of the impacts identified in subparagraphs (a) through (f) of Policy 3 above shall be prohibited unless feasible mitigation measures are adopted which would ensure that the impact does not occur, or unless a project completion schedule and full funding commitment for road improvements are adopted which ensure that the impact will be eliminated within a reasonable period of time."

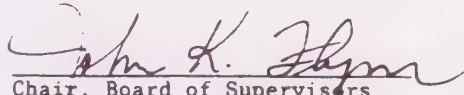
FURTHER BE IT RESOLVED that the El Rio Area Plan (Exhibit "12") shall retain "Map 3", albeit renumbered as "Map 2"; and

FURTHER BE IT RESOLVED that the Board directs staff to:

- a. Present to the Board a work program and budget request to revisit and revise the Ojai Area Plan in order to reduce the density of development in the Ojai Valley commensurate with the carrying capacity of public facilities and natural resources, and
- b. Restudy the "C-P-D" area of the Santa Susana Knolls and prepare a General Plan Amendment for Board consideration.

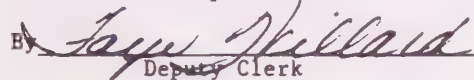
FURTHER BE IT RESOLVED that the Board does not intend to carry out another study of the Chatsworth Peak-Box Canyon area within the near future; rather, the Board suggests that the various homeowners associations of that area jointly meet with staff of the Local Agency Formation Commission to explore the feasibility of forming a Community Services District for that area in order to provide needed services and facilities; and

FINALLY BE IT RESOLVED that the Board hereby adopts Zone Change No. Z-2806 as described in Exhibit "51" of the Board transmittal, excluding Assessor's Parcels 60-100-235, 64-290-065 and 635-012-190; and changing the proposed zoning of Parcels 163-04-01 and 163-04-02 to O-S-20Ac; and directs that Zone Change No. Z-2806 become final 60 days from the date of adoption by the Board.


Chair, Board of Supervisors

ATTEST:

RICHARD D. DEAN, County Clerk
County of Ventura, State of
California, and ex officio Clerk of
the Board of Supervisors thereof.

By 
Deputy Clerk



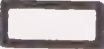


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APPENDIX C

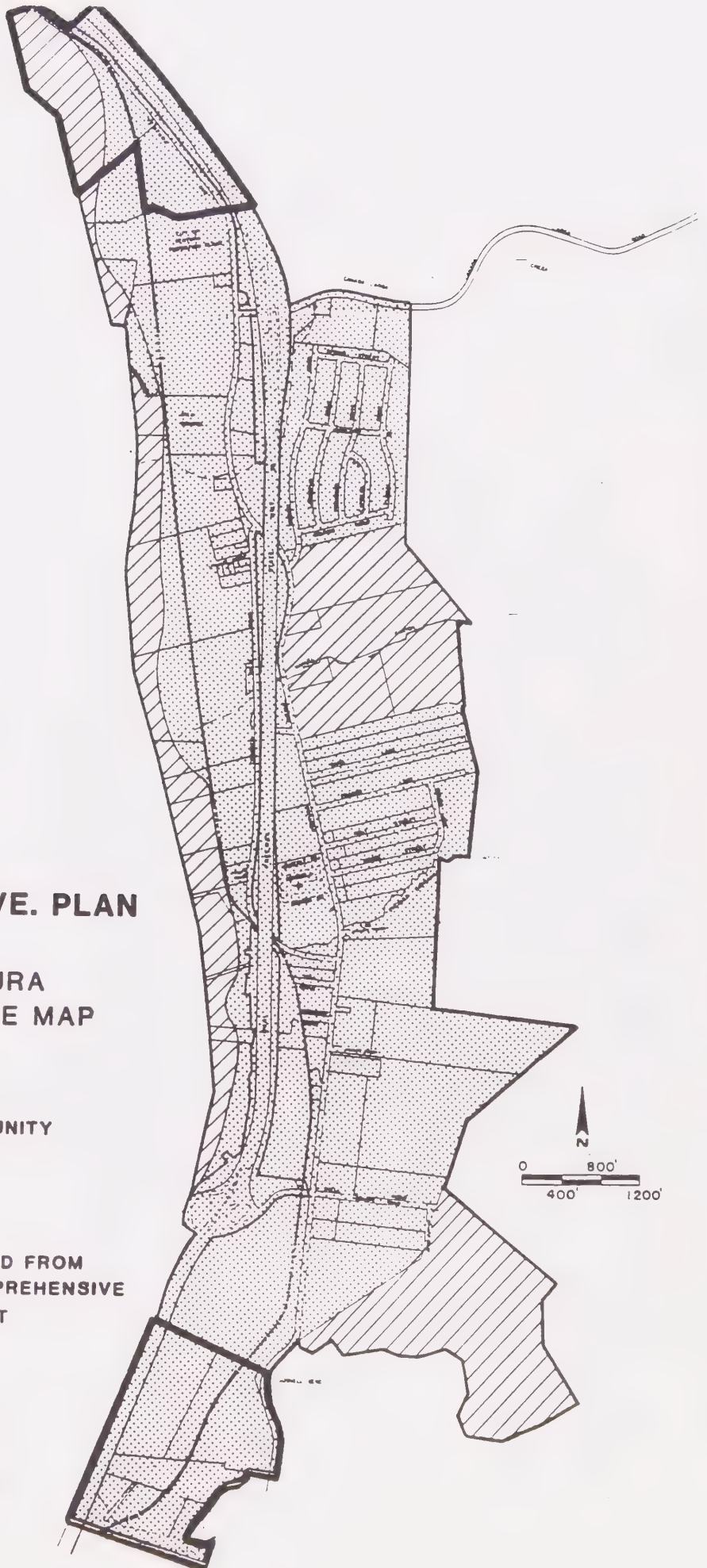
NORTH VENTURA AVE. PLAN

COUNTY OF VENTURA
GENERAL LAND USE MAP

-  EXISTING COMMUNITY
-  OPEN SPACE
-  PARCELS OMITTED FROM
THE CITY'S COMPREHENSIVE
PLAN AMENDMENT

SOURCE: VENTURA COUNTY
PLANNING DIVISION

REVISED: DEC. 1989









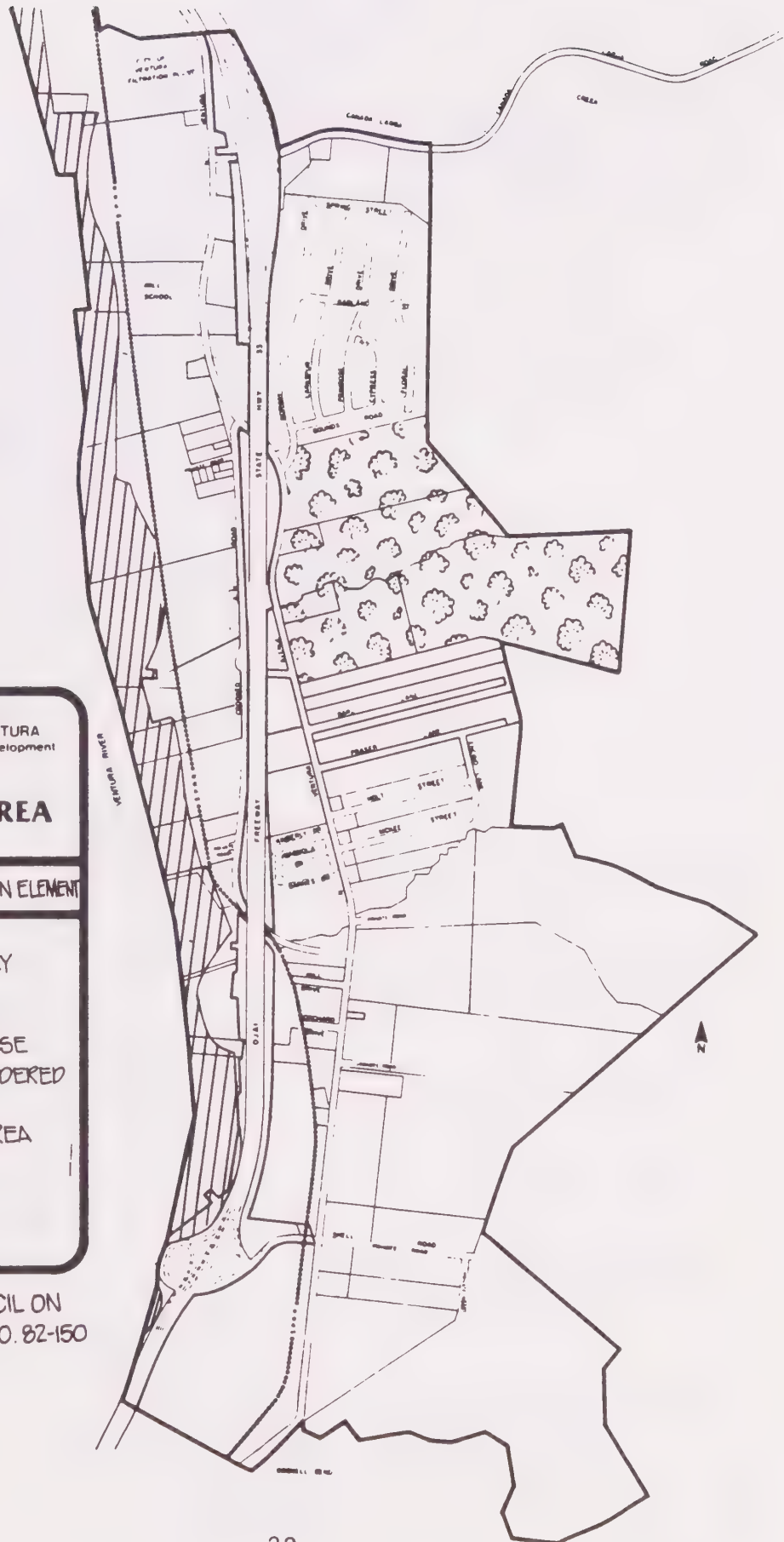
CITY OF SAN BUENAVENTURA
Department of Community Development


NORTH AVENUE AREA APPENDIX D

OPEN SPACE & CONSERVATION ELEMENT



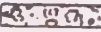
-  AREA BOUNDARY
-  PHASED URBAN
-  AGRICULTURAL USE
(TO BE RECONSIDERED
AFTER 1990)
-  FLOODPLAIN AREA

AS ADOPTED BY CITY COUNCIL ON
DECEMBER 13, 1982, RES. NO. 82-150

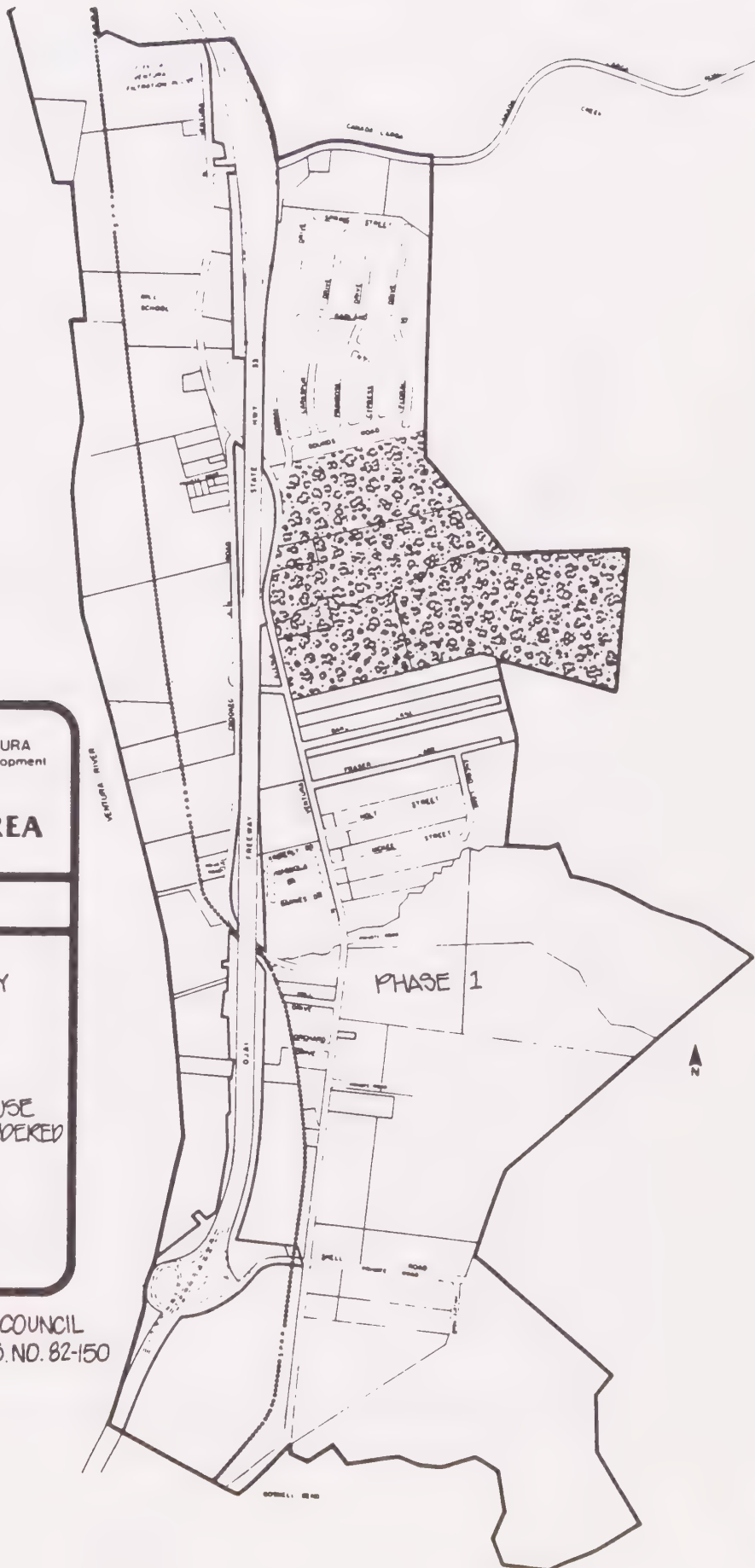


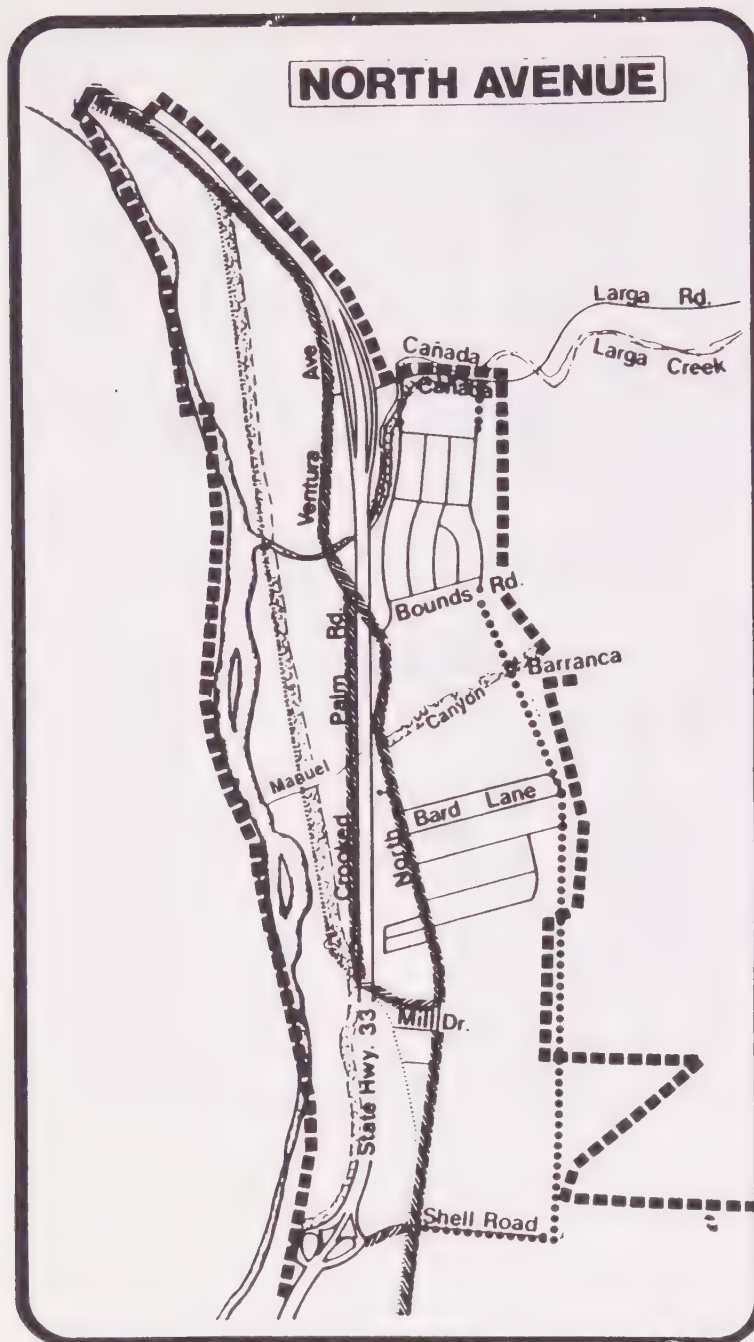

CITY OF SAN BUENAVENTURA
 Department of Community Development

NORTH AVENUE AREA
 APPENDIX E
 PHASING MAP

	AREA BOUNDARY
	PHASED URBAN
	AGRICULTURAL USE (TO BE RECONSIDERED IN 1990)

AS ADOPTED BY THE CITY COUNCIL
 ON DECEMBER 13, 1982, RES. NO. 82-150





LEGEND

■■■■ Planning Area Boundary

	PRIMARY ARTERIAL*	SECONDARY ARTERIAL**	COLLECTOR***
EXISTING			
FUTURE WIDENING			
FUTURE EXTENSIONS			

- Parks (Park sites, school open space and recreation areas) and Linear Park System
- Linear Park Natural Area
- Linear Park Study Area

* PRIMARY ARTERIAL - A major street designed to expedite through traffic with intermittent access to freeways, other primary arterials, secondary arterials, and collector streets. Access to abutting property is generally restricted.

**SECONDARY ARTERIAL - A street that provides access to primary arterials, other secondary arterials, and collector streets, with some access to local roads and major traffic generating land uses.

***COLLECTOR - A street that provides both land access and movement within residential, commercial, and industrial areas, as well as connects the local areas with the arterial street system.

As adopted by the City Council on August 29, 1989,
RES 89-03



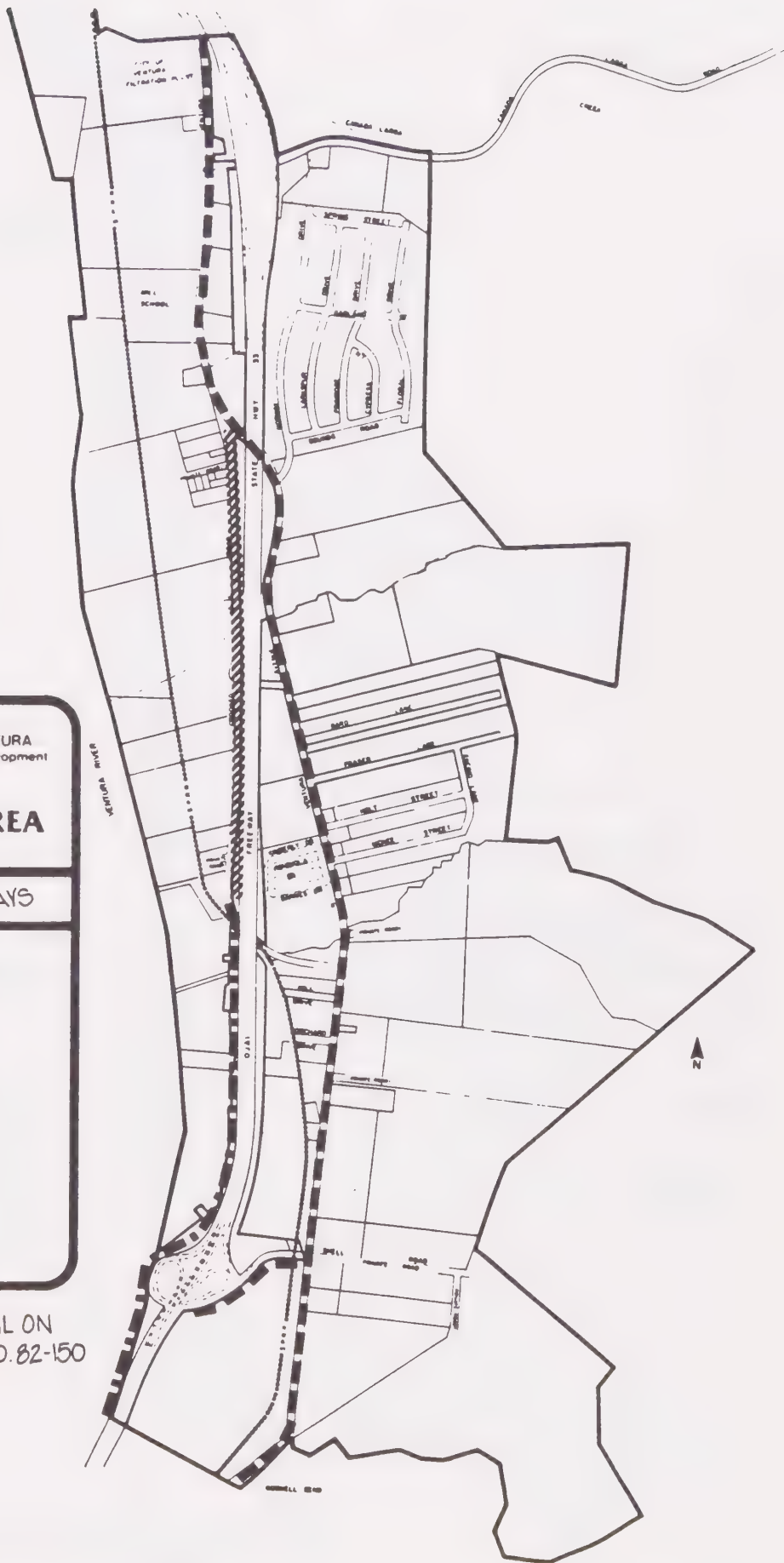
CITY OF SAN BUENAVENTURA
Department of Community Development

NORTH AVENUE AREA APPENDIX G

SELECT SYSTEM OF BIKEWAYS

- AREA BOUNDARY
- CLASS I BICYCLE LANE
- CLASS II BICYCLE LANE
- //// CLASS III BICYCLE LANE

AS ADOPTED BY CITY COUNCIL ON
DECEMBER 13, 1982, RES. NO. 82-150








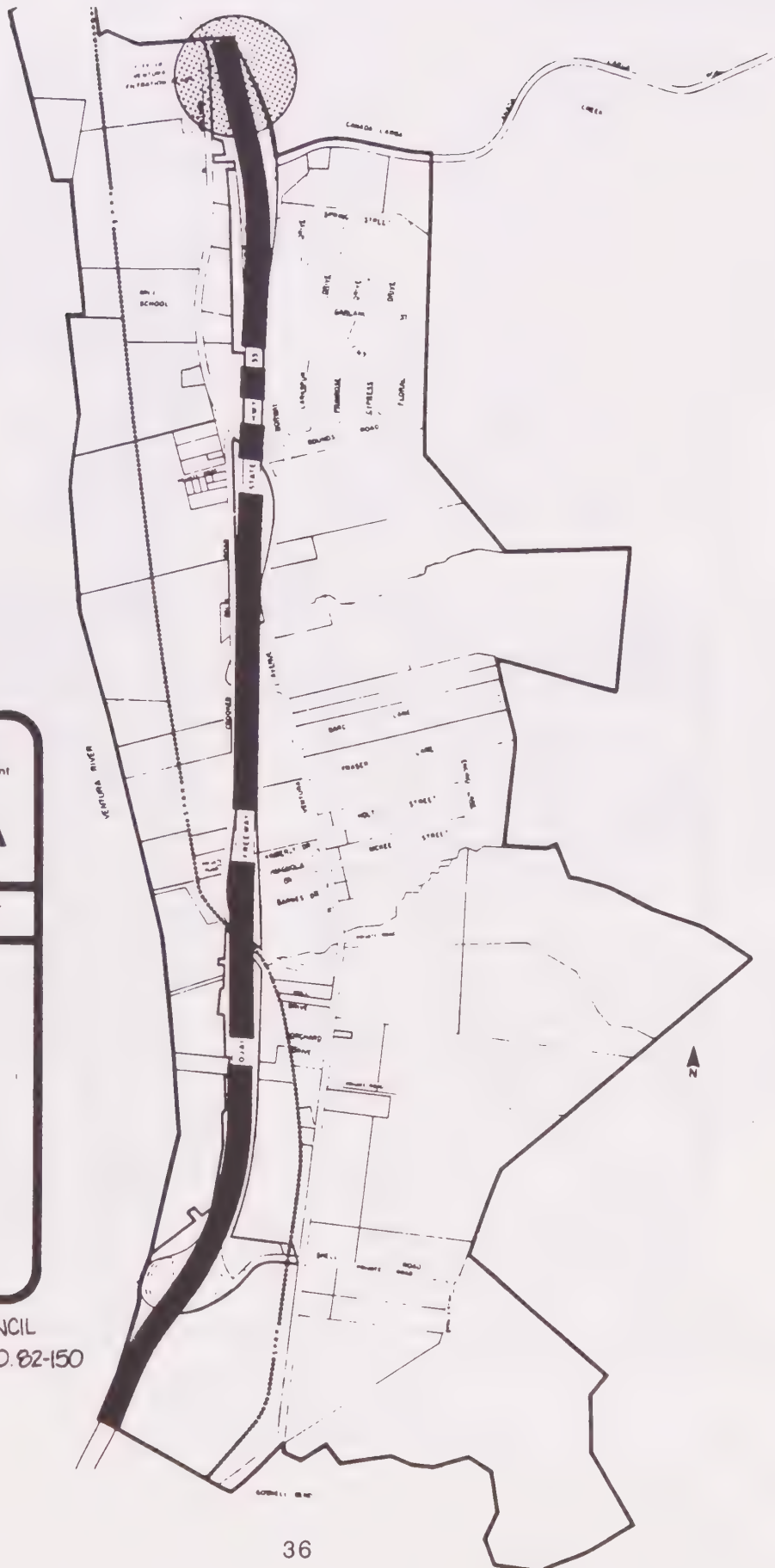
NORTH AVENUE AREA

APPENDIX H

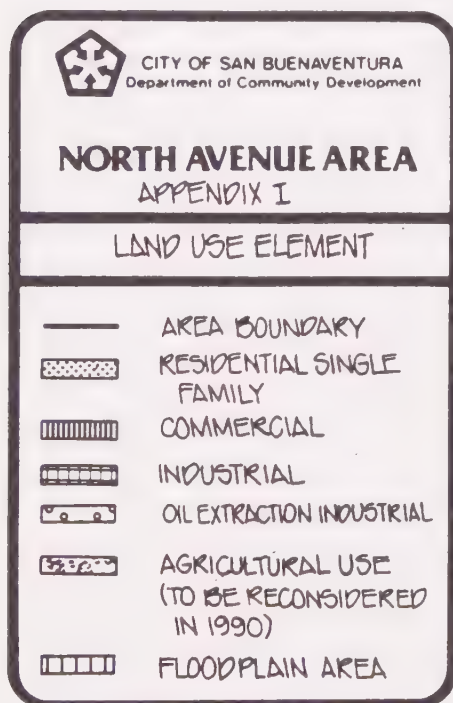
SCENIC HIGHWAYS ELEMENT

-  AREA BOUNDARY
 ADOPTED STATE SCENIC HIGHWAY
 ADOPTED CITY SCENIC APPROACH

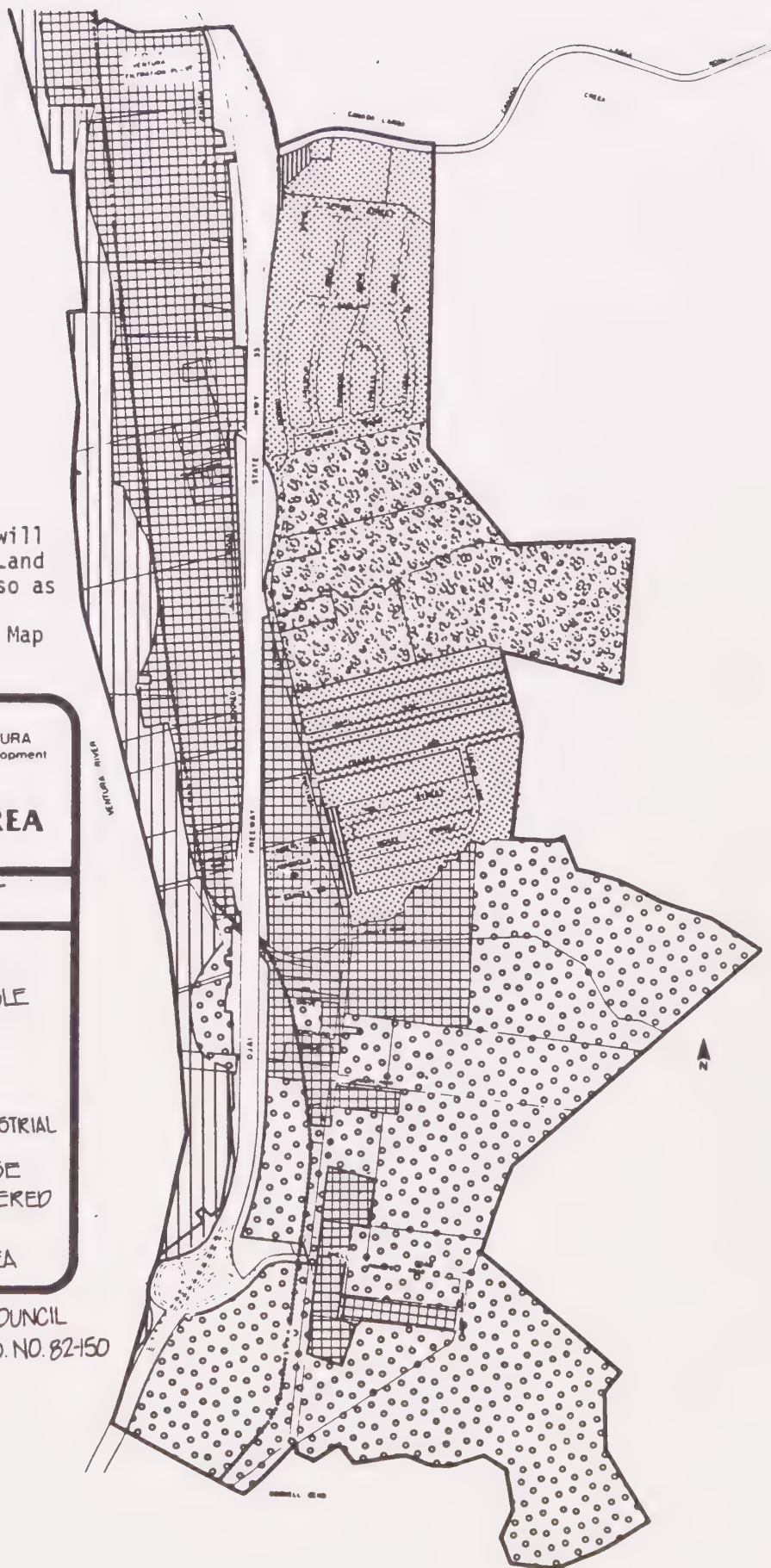
AS ADOPTED BY THE CITY COUNCIL
ON DECEMBER 13, 1982, RES. NO. 82-150



The Ventura City Council will consider adjusting these Land Use Element designations so as to be consistent with the County's Land Use Element Map (see Figure 2)



AS ADOPTED BY THE CITY COUNCIL
ON DECEMBER 13, 1982, RES. NO. 82-150



ventura county general plan
area plan
for the
oak park area

the
oak park
plan

1988
DECISION-MAKERS AND CONTRIBUTORS

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GPA 92-2
COMPONENT - C

~~PROPOSED~~ ADOPTED
OAK PARK AREA PLAN AMENDMENT
AND ZONE CHANGE Z-2860
(GRUPE REAL ESTATE 22)

AREA PLAN AMENDMENT

Title pg.: [Add] Amended DEC. 1, 1992
pg. 30: [Replace existing "Figure 5", Land Use Plan Map with amended map].
pg. 31: [Replace existing "Figure 6", Table with amended table].

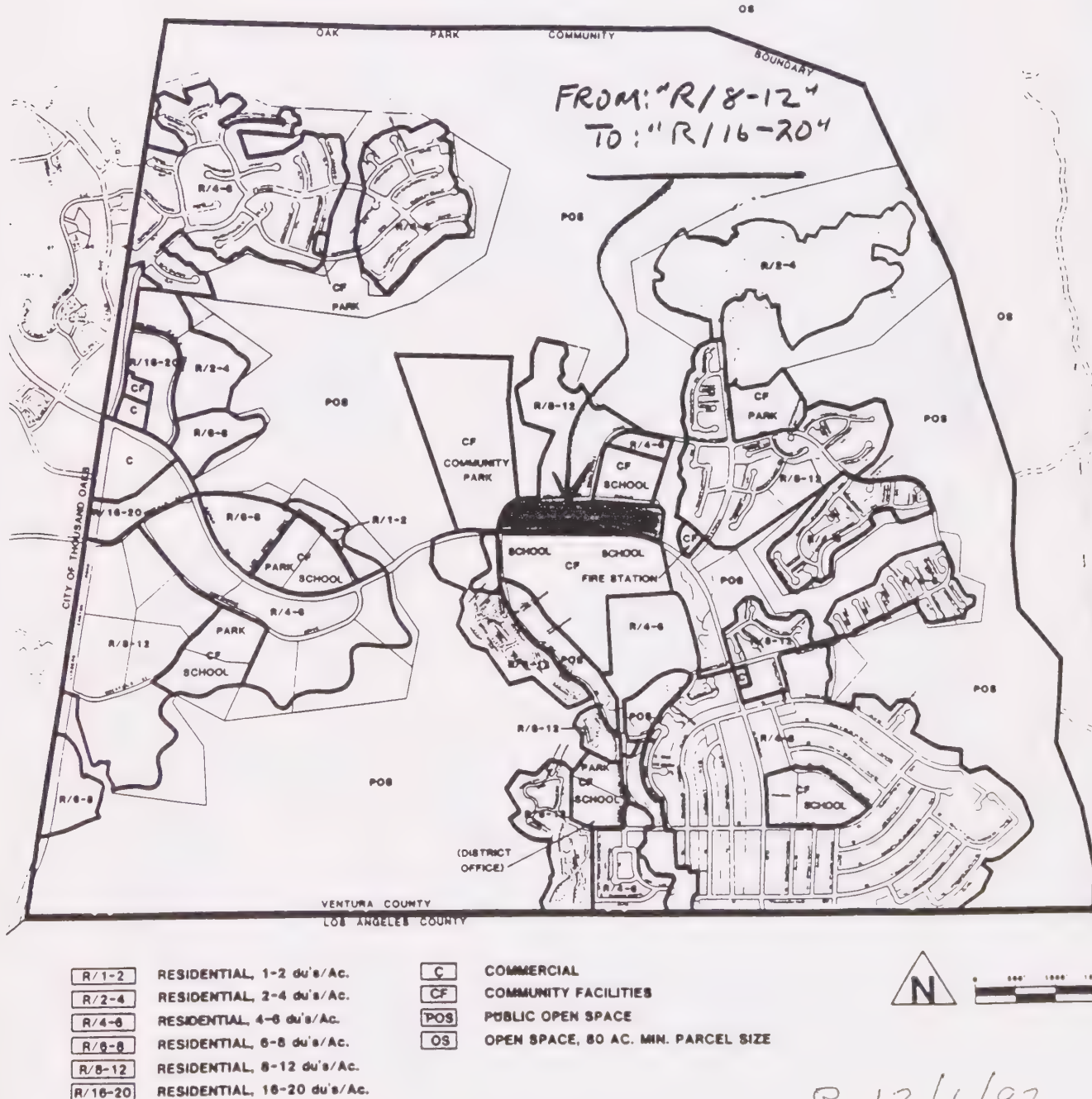


FIGURE 5

LAND USE PLAN FOR THE OAK PARK COMMUNITY

Figure 6

SUMMARY TABLE
BUILDING INTENSITY/POPULATION DENSITY

OAK PARK AREA PLAN

RESIDENTIAL

<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Maximum Intensity (DU/Ac)*</u>	<u>DU's</u>	<u>Average Pop/Du**</u>	<u>Population</u>	<u>Average Pop. Density (Pop/Acre)</u>
Public O-S	3,354.0	5%	N/A	0	N/A	0	0
O-S, 80Ac	7,742.0	5%***	0.01	96	2.99	287	0.04
Resid. 1-2	5.6	28%	2.00	11	2.99	32	5.71
Resid. 2-4	105.2	35%	4.00	420	2.99	1,255	11.95
Resid. 4-6	510.8	41%	6.00	3,064	2.99	9,161	17.96
Resid. 6-8	86.3	48%	8.00	690	2.99	2,063	23.90
Resid. 8-12	490.5 <u>175.1</u>	50%	12.00	2,284 <u>2,101</u>	2.99	6,835 <u>6,282</u>	35.88
Resid. 16-20	27.2 <u>38.6</u>	60%	20.00	464 <u>772</u>	2.99	1,387 <u>2,308</u>	59.78 59.79
	12,017.6			7,034 <u>7,154</u>		21,020 <u>21,388</u>	

COMMERCIAL

<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Projected Floor Area (x1000 SF)</u>	<u>Average Employees/1000 SF</u>	<u>Employees</u>	<u>Average Employees/Acre</u>
Commercial	15.2	60%	99.3	2.0	199	13.1
Community Facilities	<u>187.7</u>	60%	<u>817.6</u>	1.0	<u>818</u>	4.4
	202.9		916.9		1,017	

* Excludes second dwelling units per Section 65852.2 of the State Government Code.

** Year 2000 Forecast for Oak Park Growth Area.

*** Excludes greenhouses, hothouses, and the like.

County Planning Division, May 1988 9

R. 4/9/91 R. 12/1/92

JE:nl

VENTURA COUNTY GENERAL PLAN AREA PLAN FOR THE OAK PARK AREA

Adopted by the Ventura County Board of Supervisors - May 24, 1988

Amended - June 20, 1989

Amended - December 19, 1989

Amended - April 9, 1991

Amended - December 1, 1992

VENTURA COUNTY GENERAL PLAN AREA PLAN FOR THE OAK PARK AREA

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Rev. 6/20/89

INTRODUCTION

The Oak Park Area Plan is an integral part of the Ventura County General Plan and, as such, serves as the Land Use Plan for the Oak Park Area of Interest, consisting of approximately 12,263 acres of land in Eastern Ventura County (see Figures 1 and 2). This Area Plan governs the distribution, general location and types of land uses for community facilities, commercial, residential, and open space purposes.

The Oak Park Area Plan is composed of this policy document and supporting maps and tables.

AREA PLAN CHRONOLOGY

The first 600 dwelling units in Oak Park were developed in the mid-1960's. In May of 1972, Metropolitan Development Corporation (MDC) filed an application with Ventura County to obtain a General Plan amendment and Zone Change to permit development of the remainder of the Oak Park Community. On April 24, 1973, the MDC application was denied by the County Board of Supervisors due to concerns related to development of unincorporated County land contrary to adopted Guidelines for Orderly Development and due to economic impacts associated with the project.

MDC subsequently filed an action with the Superior Court against Ventura County claiming vested interest due to prior construction of sewer, water and roadway infrastructure. On December 30, 1974, a judgment was entered affirming a stipulated agreement between MDC and Ventura County. The County agreed to amend the General Plan, rezone Oak Park and approve the Oak Park Master Plan and Development Program in order to accommodate development of the Oak Park community. In return, MDC agreed to donate land for a fire station, County administration building, school sites, parks and open space, totaling more than 1,843 acres, and MDC agreed to pay a fee for the development of park and recreation facilities, for schools and other capital improvements.

From 1974 to 1987, the County approved specific plans for three of four planning zones (see Figure 3). More than half of the Oak Park Urban Community was developed or was under construction during this period. In addition, applications for development of 12 out of the remaining 16 undeveloped urban parcels (outside of Planning Zone III) were under review by the Planning Division.

In mid 1987, the Planning Division determined that it was necessary, as part of the General Plan Recodification Program, to prepare an area plan for the Oak Park Area of Interest in order to be consistent with other developing urban areas within the County. The Oak Park Plan does not contemplate urban development at this time in the Ahmanson and Jordan Ranch areas. Urban development in these areas would require a future amendment to this Area Plan. The goals, policies and programs for this plan are primarily derived from the original Oak Park Master Plan and Development Program, the Environmental Impact Report prepared for the Oak Park Community in 1977, the EIR Supplement prepared in 1983, the three existing Oak Park specific plans and from other existing plans and policies previously adopted by the Board of Supervisors.

The Oak Park Area Plan incorporates by reference the three existing specific plans.

RELATIONSHIP TO OTHER COUNTY GENERAL PLAN ELEMENTS

The Ventura County General Plan is the Plan by which the unincorporated portions of Ventura County will develop in the future. The County General Plan is divided into four chapters which encompass the State mandated General Plan elements. In addition to the general goals, policies and programs contained in these four chapters, the urban portions of the unincorporated area of Ventura County are governed by separate land use plans (area plans) designed to reflect the needs and desires of those individual communities. This Oak Park Area Plan is the Land Use Plan of the Ventura County General Plan for the Oak Park Area of Interest.

State law also mandates that a general plan be internally consistent. To achieve this consistency, the goals, policies, programs and maps of the Ventura County General Plan Policy document were reviewed and used in drafting this Area Plan.

GOALS, POLICIES AND PROGRAMS

The goals, policies and programs contained in this Plan clearly express the intent of the Board of Supervisors, the community and those governmental agencies responsible for providing services to the area. Goals, policies and programs are described below:

- Goal - Means the ultimate purpose of our effort stated in a way that is general in nature. Example: "Provide for unified planning and a diversified urban community which reflects modern site design standards and concepts."
- Policy - Means a specific statement guiding day-to-day actions and implying clear commitment. Example: "All discretionary development shall comply with the oak tree preservation and mitigation requirements of the adopted Oak Park Specific Plans."
- Program - Means a coordinated set of measures designed to be set in motion to carry out the goals and policies of the plan. Example: "The Planning Division shall coordinate with the National Park Service and the Santa Monica Mountains Conservancy to ensure that future amendments to those agency's plans are consistent with this Area Plan."

The goals, policies, and programs are divided into the following four major Sections:

1. Resources
2. Hazards
3. Land Use
4. Public Facilities and Services

1. RESOURCES

1.1 AIR RESOURCES

1.1.1 Goals

1. Promote a level of air quality which protects the public health, safety, and welfare.
2. Ensure that any adverse air quality impacts resulting from development are mitigated to the maximum extent feasible.
3. Ensure that all development is consistent with the Ventura County Air Quality Management Plan (AQMP).

1.1.2 Policies

1. Discretionary development which could have significant adverse air quality impacts shall be conditioned to avoid, minimize or compensate for the air quality impact.
2. Projects subject to Air Pollution Control District (APCD) permit authority shall comply with all applicable APCD rules and permit requirements, including using the best available control technology as determined by the APCD. Developers shall be encouraged to employ innovative technology in order to minimize air pollution impacts.
3. Where deemed necessary by the APCD, discretionary development shall be required to submit a Transportation Systems Management Plan, contribute funds to the Commuter Computer, develop or participate in employee ride sharing or van pooling programs, subsidize transit fares for employees, implement a four-day work week, incorporate an Integrated Energy System into the design of the development, and/or comply with other air pollution mitigation measures deemed appropriate by the APCD.
4. Bus turnouts along Kanan Road shall be located and designed in accordance with the adopted Oak Park Specific Plans.
5. A pedestrian, equestrian and bicycle circulation system shall be constructed in accordance with the adopted Oak Park Specific Plans and as shown on the Land Use Plan for the Oak Park Area of Interest (Figure 4) and Oak Park Community Circulation (Figure 8).
6. "Low NO_x" water heaters shall be installed in all units.
7. A Park and Ride lot shall be developed, fully committed, or in lieu monies paid consistent with Caltrans siting criteria and Ventura County Planning Division requirements.

1.2 WATER RESOURCES

1.2.1 Goals

1. Maintain the quality of the area's water resources.
2. Encourage employment of water conservation techniques in new construction.
3. Encourage use of reclaimed water for landscaping purposes.
4. Ensure that proposed development is consistent with the Ventura County Water Quality Management Plan.

1.2.2 Policies

1. Unused wells shall be abandoned and destroyed per the requirements of the County Well Ordinance.
2. Developers of discretionary projects shall be required to submit a water conservation plan which should include consideration of low water usage landscape plants and irrigation systems, low or ultra low water usage plumbing fixtures and other measures designed to reduce water usage.
3. Landscaping within discretionary development shall utilize reclaimed water from the Triunfo Sanitation District where economically and physically feasible.
4. All discretionary permits shall be reviewed for consistency with the goals, objectives and policies of the County's Water Quality Management Plan.
5. Discretionary development shall be designed to minimize soil erosion and downstream siltation and pollution by the following means:
 - a. Temporary revegetation shall be used on graded areas to reduce erosion potential.
 - b. During the construction phase, soil stabilization fabrics shall be employed where necessary.
6. Each residential tract shall include at least one model home which shall utilize a water conserving landscape design (Xeriscape) consistent with the Ventura County Guide to Landscape Plans.

1.3 BIOLOGICAL RESOURCES

1.3.1 Goals

1. Protect the significant biological resources of the Oak Park Area of Interest.
2. Protect wildlife migration corridors and habitat where feasible.
3. Preserve "threatened" and "endangered" species.
4. Protect, to the maximum extent feasible, natural habitat/vegetation.
5. Compensate for the destruction or degradation of natural habitat/vegetation.

1.3.2 Policies

1. Where not previously prepared, a biological field reconnaissance report detailing the composition of species at the site and suitable mitigation measures shall be prepared as part of the environmental assessment of all discretionary permits involving earth movement or construction on previously undeveloped land.
2. Discretionary development shall be located to avoid the loss or damage to healthy mature trees and sensitive plant species, including: Catalina Mariposa Lily, Wind Poppy and Santa Susana Tar Plant and other rare or endangered species.
3. Where applicable, developers shall be required to submit an updated Oak Tree Report, covering all oaks located within 50 feet of any proposed grading or construction. Trees, along with identifying number, health and aesthetic grades, shall be shown on the grading plan.
4. All discretionary development shall comply with the oak tree preservation and mitigation requirements of the adopted Oak Park Specific Plans.
5. Discretionary development that is proposed to be located within 300 feet of a marsh, small wash, intermittent lake, intermittent stream, spring, or perennial stream as identified on the latest USGS 7 1/2 minute quad map shall be evaluated by a qualified biologist, approved by the County, for potential impacts on "wetland" habitats.

Discretionary development that would have a significant impact on significant "wetland" habitats shall be prohibited, unless mitigation measures are adopted that would reduce the impact to a less than significant level, or for lands designated "Urban" or "Existing Community", a statement of overriding considerations is adopted by the decision-making body.

6. Where improved channels are necessary for flood control purposes, they shall be constructed to maintain as natural a setting as possible.
7. No blasting shall be permitted from February 15 through June 30 unless a field survey determines that there are no nesting raptors (other than kestrels) within 1/2 mile of the blasting site or unless studies are conducted to the satisfaction of Ventura County which indicate that blasting in an area will have no significant impact on nesting raptors.
8. Brush removal adjacent to proposed buildings shall be limited to 2 acres or less per lot, unless greater clearance is required by the Fire Protection Ordinance.
9. The California Department of Fish and Game, the U.S Fish and Wildlife Service, National Audubon Society, California Native Plant Society and the National Park Service shall be consulted when discretionary development may affect significant biological resources.

1.4 SCENIC RESOURCES

1.4.1 Goals

1. Preserve and protect the significant open views and vistas of the natural features endemic to the Oak Park Area of Interest.
2. Ensure that new development minimizes grading and is sensitively designed in order to preserve the natural beauty of the area.
3. Ensure that new development takes into account views, sun, wind and privacy.

1.4.2 Policies

1. Discretionary development and grading which will significantly obscure or degrade public views of the natural ridgelines shall be prohibited.
2. Discretionary development shall meet or exceed standards of the Ventura County Guide to Landscape Plans.
3. Reservoirs shall not be sited on prominent ridgelines and shall be well-screened with native vegetation and berms and/or undergrounded if possible.
4. Discretionary development should be designed to conform to the terrain rather than the reverse and shall comply with the following:
 - a. Transition Design: The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
 - b. Angular Forms: Angular forms shall generally not be permitted. The graded form shall reflect the natural rounded terrain, unless exposed rock faces can be used as a desirable visual element.
 - c. Exposed Slopes: Graded slopes shall be concealed by landscaping, berms or other measures wherever possible.
 - d. The toe and crest of all cut and fill slopes in excess of five (5) feet vertical height shall be rounded with vertical curves.
 - e. No privately maintained slopes shall exceed 12 vertical feet in height.

- f. Where cut or fill slopes exceed 100 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion in conformance with natural slopes.
- g. Where cut and fill slopes in excess of five feet are created, detailed landscape and irrigation plans shall be submitted to and approved by the Planning Division and Public Works Agency. The plans will be reviewed for type and density of ground cover, seed-mix, hydromulch mix, plant sizes and irrigation systems.
- h. All planting and irrigation of manufactured slopes shall be completed and approved by the Planning Division prior to final grading inspection.
- i. Extensive grading on slopes exceeding 25% shall be avoided in all but the most unusual circumstances.
- j. Grading should be designed to avoid a terrace or staircase effect.
- k. Grading shall be avoided on the upper slopes of major hills in order to preserve views.
- l. All requirements of the Grading and Maintenance of Slopes Standards contained in the adopted Oak Park Specific Plans shall be complied with.

1.5 CULTURAL RESOURCES

1.5.1 Goals

- 1. Preserve and protect the unique cultural resources of the Oak Park Area of Interest.
- 2. Further the knowledge and understanding of the history of human use of the Oak Park area.

1.5.2 Policies

- 1. All discretionary permits involving construction or earth movement within the Oak Park Area of Interest shall be reviewed by the County's designated archaeological resource organization and representatives of the local Chumash Indian Community. Where deemed necessary by the Planning Division, a field reconnaissance study shall be conducted by a County approved archaeologist to determine the potential for surface or subsurface cultural remains. Appropriate mitigation of impacts to identified sites, as recommended by the archaeologist and approved by the County, shall be required. Grading shall be monitored within those areas determined by the field survey to be of

moderate or higher likelihood to yield buried artifacts. Monitors shall be empowered to halt construction in the immediate vicinity of unearthed artifacts until adequate investigation has occurred.

2. All structures/sites designated, or being considered for designation, as County Historical Landmarks shall be preserved or appropriately salvaged as a condition of discretionary development.

1.6 ENERGY

1.6.1 Goals

1. To create a land use pattern which minimizes energy consumption.
2. To encourage the use of alternative sources of energy within new development.
3. To encourage the employment of energy conservation techniques in new development.

1.6.2 Policy

All residential units shall employ energy saving devices as may be appropriate to the state of the art. These are to include, but are not limited to, the following:

- a. Low flush toilets (not to exceed 2-3 gallons);
- b. Shower controllers;
- c. Gas appliances shall not have continuous burning pilot lights;
- d. All thermostats connected to the wall space heating source to have night setback features; and
- e. Kitchen ventilation system to have automatic dampers to ensure closure when not in use.

2. HAZARDS

2.1 GEOTECHNICAL HAZARDS

2.1.1 Goal

Protect the public and minimize public and private losses due to seismic and geologic hazards.

2.1.2 Policies

1. Developers shall provide all necessary information relative to seismic and geologic hazards which may affect their project. Developer shall specify how they intend to alleviate identified hazards.
2. Development shall be prohibited in seismic and geologic hazard areas (as identified during environmental review of discretionary entitlements) where such hazards cannot be mitigated to less than significant levels.
3. All discretionary grading shall be in accordance with the Grading and Maintenance of Slopes standards contained in the adopted Oak Park Specific Plans.
4. No development shall be permitted in the Oak Park Community (Figure 5) unless it can be demonstrated to the satisfaction of the Board of Supervisors that the Grading and Maintenance of Slopes Standards contained in the applicable Oak Park Specific Plan will be fully adhered to.

2.2 FLOOD HAZARDS AND DRAINAGE

2.2.1 Goals

1. Protect the public and minimize public and private losses due to flood hazards.
2. Provide flood control and drainage facilities where necessary for the protection of life and property.

2.2.2 Policies

1. New development shall be protected from flood hazards and shall be designed to avoid aggravating flood hazards to downstream properties.
2. The County Public Works Agency, Flood Control and Water Resources Department shall regulate, by means of a Watercourse Permit, any construction affecting Red Line Channels in the Oak Park Area of Interest (Lindero Creek, Medea Creek, Las Virgenes Creek, Palo Comado Creek, Cheeseboro Creek).

3. Drainage courses shall be left in their natural state as much as possible.

2.3 FIRE HAZARDS

2.3.1 Goals

1. Protect the public and minimize public and private losses due to fire.
2. Ensure that development in "High Fire Hazard" areas provides adequate protection of life and property.
3. Support controlled burn programs and other fire prevention measures.

2.3.2 Policies

1. Discretionary development permits shall be conditioned to provide adequate water and access for fire fighting purposes as determined by the Fire Protection District.
2. Discretionary development in High Fire Hazard Areas shall be required to develop landscape plans utilizing fire retardant plant material, cleared areas or other acceptable means of reducing fire hazards consistent with other policies.
3. Cul-de-sac length shall not exceed 800 feet.
4. All roads shall conform to the standards of the Fire Protection District.
5. Adequate access and fire flow improvements shall be completed prior to combustible construction.
6. A fuel modification zone of at least 100 linear feet shall be provided around all residential areas. Said zone shall be in conformance to the Landscape Design and Planting standards for the "Crown Edge" (Fuel Modification Zone) contained in the adopted Oak Park Specific Plans.
7. Development in the Oak Park Community shall only occur if such development is found by the Board of Supervisors to be consistent with all Fire Department policies.

2.4 NOISE

2.4.1 Goals

1. Provide for a relatively quiet environment through proper land use planning and permit conditioning.
2. Separate and/or buffer noise sensitive uses from noise generating uses.

2.4.2 Policies

1. Development proposals shall be subject to the policies and standards of the Noise Section (Section 2.16) of the Goals-Policies-Programs of the Ventura County General Plan. Noise levels for noise-sensitive uses proposed to be located near continuous noise sources, and for noise generators proposed to be located near noise-sensitive uses, shall conform to the specific noise standards of said section.
2. Noise sensitive uses shall be buffered from road noise by either the placement of walls or berms, the establishment of setbacks, greenbelts and appropriate speed limits, installation of double glazed windows, or other appropriate means.
3. Outdoor construction and grading equipment shall be permitted to operate only during the hours of 7:00 a.m. to 6:00 p.m. Monday through Saturday.
4. Mufflers shall be used on all heavy construction equipment.
5. Construction generators shall be located a minimum of 300 feet from occupied residences or appropriately shielded.

3. LAND USE

The Land Use Map (Figures 4 and 5) identifies the distribution and appropriate location of the various land uses permitted within the Area Plan boundary. Within five general land use categories, there are Land Use Designations which dictate the type and intensity of land use within each category. A Summary Table (Figure 6) lists each land use designation and their total area, building intensity, population capacity and population density. The purpose of each of the five land use categories is described below:

Open Space - The purpose of the Open Space designation is to preserve land in open space while permitting very low density residential development and agriculture, in accordance with the goals and policies of the County General Plan and the specific goals and policies of this Area Plan. Within this category, development is limited to 80 acre minimum size lots.

Public Open Space - The purpose of the Public Open Space designation is to identify lands devoted to natural parks, passive recreation areas, and landscaped areas owned and maintained by a public recreation agency or a homeowners association.

Residential - The purpose of the Residential designation is to identify those areas where residential development at urban densities (1 Dwelling Unit/Acre or greater) is permitted. Within this category there are six land use designations; "Residential 1-2" (1-2 DU/Ac.), "Residential 2-4" (2-4 DU/Ac.), "Residential 4-6" (4-6 DU/Ac.), "Residential 6-8" (6-8 DU/Ac.), "Residential 8-12" (8-12 DU/Ac.) and "Residential 16-20" (16-20 DU/Ac.).

Commercial - The purpose of the Commercial designation is to identify areas for neighborhood shopping and necessary commercial services for residents of Oak Park.

Community Facilities - The purpose of the Community Facilities category is to identify land required for schools, parks and other governmental and institutional facilities.

More specific land use regulations are established by zoning. The Zoning Compatibility Matrix (Figure 7) delineates which zones are compatible with the various Land Use Designations.

The following are the goals, policies and programs which apply to each land use category in the Oak Park area. The area is divided geographically into two parts: the Oak Park Community and the remainder of the Oak Park Area of Interest (Jordon Ranch, Cheeseboro Canyon, and Ahmanson Ranch) as shown in Figure 2. The Oak Park Community is divided into four Planning Zones (see Figure 3).

3.1 URBAN FORM

3.1.1 Goals

1. Provide for new development within a compact urban community while preserving the bulk of the Oak Park area as open space or public recreation.
2. Provide a socially and economically balanced community, including apartments, attached single-family homes and conventional single-family detached houses.
3. Preserve the major resources of the area by adapting development patterns to the natural environment.
4. Provide for unified planning and a diversified urban community which reflects modern site design standards and concepts providing for the separation of incompatible uses.
5. Allow a level of development which establishes an adequate economic base to fund needed services, improvements and long-term maintenance in the Oak Park Community.
6. Ensure that the area's growth rate does not exceed the ability of service agencies to provide quality services.
7. Provide for flexibility in the design of the Oak Park Community.
8. Encourage the provisions of a broad range of community facilities, including recreational and commercial.
9. Provide a focus for the community around which an identity can emerge.
10. Promote a lifestyle characterized by intimate and extensive experience with the natural environment, a rich and varied social context, and a strong sense of community.

3.1.2 Policies

1. All zoning and development shall be in conformance with the Land Use Maps (Figures 4 and 5), which have been designed to reflect these goals and policies. The Zoning Compatability Matrix (Figure 7) indicates the zones which are consistent with the various land use categories.
2. In case of reasonable doubt as to the precise alignment of land use boundaries on the Land Use Maps, the Planning Director is authorized to determine the precise boundary locations. Such determinations must comply with the goals

and policies which are set forth in the written text of the Oak Park Area Plan. Determinations shall be graphically portrayed on the adopted Land Use Map. In granting the Planning Director such powers, it is understood that any interested party may appeal the Director's decision to the Planning Commission and subsequently to the Board of Supervisors (Ventura County Ordinance Code, Division 8, Chapter 1, Article 11) and may also file for a General Plan amendment.

3. Discretionary development shall be conditioned to incorporate good design standards including open areas, landscaping, circulation, off-street parking, energy efficiency, architectural compatibility with surroundings, etc.
4. No development shall be permitted in Planning Zone III (Figure 3) until a Specific Plan has been adopted by the Board of Supervisors. Approval of said Specific Plan will require the developers to demonstrate compliance with all Fire Department policies and the Grading and Maintenance of Slopes Standards contained in the existing Oak Park Specific Plan. It is recognized that adherence to both sets of policies may reduce the number of units to be built in Zone III to a level significantly below the maximum 582 units shown on the Development Plan and may preclude development in Zone III whatsoever.
5. All development shall comply with the setback standards contained in the adopted Oak Park Specific Plans.

3.2 OPEN SPACE AND PUBLIC OPEN SPACE

3.2.1 Goals

1. Preserve in perpetuity, the "Public Open Space" areas within the Oak Park Community.
2. The acquisition of public open space and recreation land between Cheeseboro Canyon and the Oak Park Community shall be encouraged pursuant to the Santa Monica Mountains National Recreation Area Land Protection Plan.
3. Maintain the lands outside the Oak Park Community in "Open Space" or "Public Open Space" as a means of retaining the remote scenic character and limiting urbanization in areas which are unsuited to more intensive development due to the presence of physical hazards and development constraints, the necessity to protect natural resources, and the lack of public service and facilities required to support more intense land uses.
4. Protect public access to hills and recreation areas.

5. Preserve major drainage courses and integrate them into a public path network.

3.2.2 Policies

1. Open Space and Public Open Space shall be located in conformance with the Land Use Maps which have been developed in accordance with the above goals and objectives (see Figures 4 and 5).
2. Open Space areas within the Oak Park Community shall be dedicated or transferred to a public agency, homeowners association or other entity satisfactory to the County. Deed restrictions, conservation easements or other means shall be employed to ensure that the entirety of these areas remain as open space in perpetuity.

3.2.3 Program

The Ventura County Planning Division shall work with the City of Simi Valley, City of Thousand Oaks, City of Los Angeles, City of Hidden Hills, City of Agoura and the County of Los Angeles to establish a greenbelt within the Oak Park and Simi Valley Areas of Interest to preserve a wildlife corridor between the Santa Susana Pass and the Santa Monica Mountains.

3.3 RESIDENTIAL

3.3.1 Goals

1. Provide living opportunities for families of a wide range of incomes.
2. Provide neighborhood types which utilize the variety of micro climates and natural topographic characteristics of the site.
3. Provide neighborhood configurations which encourage a variety of lifestyles, a focus and distinct identity.
4. To produce neighborhood configurations which preserve the natural features of the site and minimize the requirement for grading.
5. To produce residential environments and dwelling configurations that have a substantial view, privacy, and open space qualities.
6. Encourage the provision of a variety of housing densities within large developments so long as the overall density is consistent with the land use category established by the Land Use Map (Figure 5).

3.3.2 Policies

1. Residential development shall be located in conformance with the Land Use Map (see Figure 5) which has been developed in accordance with the above goals and objectives.
2. Discretionary residential development shall be conditioned to incorporate good design standards and maintain the character of the Oak Park Community. Design standards include open space, landscaping, circulation, off-street parking, energy efficiency, architectural compatibility with the surroundings, etc.
3. Discretionary residential development shall be designed to provide a harmonious relationship between adjoining uses, natural features, and the total environment.

3.4 COMMERCIAL

3.4.1 Goals

1. To provide commercial uses which meet the convenience shopping and service needs of the Community of Oak Park.
2. To locate and design commercial land uses so as to minimize land use incompatibility with residential land uses.

3.4.2 Policies

1. Commercial development shall be located in conformance with the Land Use Map which has been developed in accordance with the above goals (see Figure 5).
2. Commercial development shall be encouraged to develop designs which will promote ease of pedestrian access in order to encourage walk-in business.
3. A Park and Ride facility shall be developed, fully committed, or in lieu monies have been paid prior to the issuance of any building permits for commercial development at the southeast corner of Kanan Road and Lindero Canyon Road. Such facility shall be consistent with CALTRANS siting criteria and Ventura County Planning requirements.
4. All exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced, and off-site glare is fully controlled.

5. Commercial development shall be subject to the Planned Development or Conditional Use Permit Process to assure compatibility with adjacent land uses. Such review shall give careful attention to landscaping, signing, access, site and building design, drainage, on-site parking and circulation, fencing and mitigation of nuisance factors.

3.5 COMMUNITY FACILITIES

3.5.1 Goals

1. Provide community facilities to meet the needs of the Oak Park residents.
2. Encourage joint-use facilities where possible.

3.5.2 Policy

Community facilities shall be located in conformance to the Land Use Map (Figure 5) which has been developed in accordance with the above goals.

3.6 REGIONAL PLANS AND PROGRAMS

The County of Ventura has adopted several plans and programs which pertain to land use on a regional scale. The following goals, policies and programs address the relationship between these regional plans and programs and the Oak Park area.

3.6.1 Goals

1. Ensure that development is consistent with all elements of the County General Plan.
2. Ensure that development is consistent with the population/land use forecasts of the Countywide Planning Program and the Regional Plans thereunder, Air Quality Management Plan (AQMP), Water Quality Management Plan (WQMP) and the Ventura County Transportation Study (VCATS).

3.6.2 Policy

All development shall be consistent with the goals, policies and programs of the County General Plan.

3.7 OTHER AGENCY PLANS

Several Federal, State and local agencies have adopted plans which embrace land use issues in the Oak Park area. The following goals, policies and programs establish a relationship between these other plans and this Area Plan:

3.7.1 Goal

To the maximum extent feasible, ensure consistency with the plans of the National Park Service, the Santa Monica Mountains Conservancy, and the City of Thousand Oaks.

3.7.2 Policy

All development and subdivisions of land shall be consistent with the Santa Monica Mountains Comprehensive Plan.

3.7.3 Program

The Planning Division shall coordinate with the National Park Service, the Santa Monica Mountains Conservancy and Rancho Simi Recreation and Park District to ensure that future amendments to those agency's plans are consistent with this Area Plan.

4. PUBLIC FACILITIES AND SERVICES

4.1 TRANSPORTATION AND CIRCULATION

4.1.1 Goals

1. Ensure an adequate circulation and transportation system to serve the needs of the existing and future residents of Oak Park.
2. Ensure that new development ties into the existing primary circulation system by an adequate collector street network.
3. Provide safe pedestrian and bicycle pathways throughout the Oak Park Community.
4. Encourage the provision of public and private bus service to and from Oak Park.

4.1.2 Policies

1. All road improvements shall be in conformance with the Circulation Map which has been designed to reflect the above goals and objectives (see Figure 8).
2. Discretionary development shall be conditioned to mitigate any adverse impact to circulation, including contributing to the cost of off-site improvements.
3. All new private and public roads shall be constructed to meet minimum County Public Road Standards, unless higher standards are deemed necessary by the Public Works Agency.
4. Provisions for private road maintenance shall be incorporated into any future discretionary development.
5. All roads shall be designed to minimize grading and disturbance of natural topography.
6. Discretionary commercial development shall provide secure bicycle parking facilities.
7. Discretionary commercial development should provide incentives to transit use (e.g., provide bus passes for their employees, residents or clients; establish a subscription bus service, or participate in car pool/van pool programs).
8. Pedestrian, equestrian, bicycle and bus turnout facilities shall be constructed and maintained in accordance with the requirements of the adopted Oak Park Specific Plans.

4.2 WATER SUPPLY

4.2.1 Goals

1. Ensure that water lines are constructed to serve all existing and future development in the Oak Park Community, and are sized so as not to facilitate future development outside of the Oak Park Community.
2. Encourage the employment of water conservation measures in new construction.

4.2.2 Policies

1. All development within the Oak Park Community shall be required to obtain a will-serve commitment from a County or State of California Department of Public Health approved water purveyor prior to project approval.
2. The water system for the Oak Park Community shall be sized to be no larger than necessary to serve the Community.
3. All discretionary development shall include provisions for water conservation techniques and the use of drought resistant native plants wherever possible.

4.3 SANITATION

4.3.1 Goals

1. Ensure that sewage lines are constructed to serve all existing and future development in the Oak Park Community, and are sized so as not to facilitate future development outside of the Oak Park Community.
2. To encourage recycling of solid waste materials.

4.3.2 Policies

1. All development within the Oak Park Community shall be connected to the sewer system. A will-serve commitment shall be obtained from the sanitation district prior to project approval.
2. The sewer system designed for the Oak Park Community shall be sized to be no larger than necessary to serve the Community.
3. Private septic systems outside the Oak Park Community shall be regulated by the County Environmental Health Division in accordance with the County's Sewer Policy and CSA 32.

4.4 UTILITIES

4.4.1 Goal

Provide adequate utility services to the area in keeping with the area's scenic qualities.

4.4.2 Policy

The undergrounding of all electric, cable, phone and gas lines shall be required for all discretionary development.

4.5 PUBLIC SAFETY

4.5.1 Goals

1. Provide for the protection of the public through effective law enforcement and fire protection programs and policies.
2. Prohibit development in areas where neither emergency access nor adequate water supplies for fire fighting purposes can be provided.
3. Ensure that future development provides adequate private security for the prevention of local crime.

4.5.2 Policies

1. Discretionary development shall comply with the requirements of the Fire Protection District and Sheriff's Department by providing adequate access for fire, law enforcement and emergency equipment and personnel.
2. Adequate water supplies and delivery system for fire fighting purposes shall be required to serve any discretionary development in accordance with the standards of the Fire Protection District.
3. All discretionary development shall comply with the Defensible Space standards and policies contained in the adopted Oak Park Specific Plans.

4.6 EDUCATION

4.6.1 Goals

1. Ensure a quality education for the children of Oak Park.
2. Ensure that adequate facilities are provided at local schools.
3. Promote multiple use of school facilities.

4.6.2 Policy

School facilities, such as parking lots, gymnasiums, libraries, and fields, shall be located and planned as multiple use facilities as much as possible (e.g., combine public and school library).

4.6.3 Program

The County Planning Division shall coordinate an exchange of information with the Oak Park Unified School District regarding school needs and new residential development (ongoing program).

4.7 RECREATION

4.7.1 Goals

1. To provide a range of recreational opportunities and program which are easily accessible to the residents of Oak Park.
2. Ensure that new residential developments contribute toward recreational facilities for the population expected to be generated.
3. Encourage the dedication of open space lands to public agencies, where feasible.
4. Establish and maintain a public trail network between public lands.
5. Promote multiple use of school/park facilities.

4.7.2 Policies

1. Schools and parks shall be located adjacent to each other and planned as joint-use facilities as much as possible.
2. The acquisition of public open space and recreation land between Cheeseboro Canyon and the Oak Park Community shall be encouraged pursuant to the Santa Monica Mountains National Recreation Area Land Protection Plan.
3. A network of bicycle and pedestrian trails shall connect all areas of the Oak Park Community together and to public open spaces in accordance with the adopted Oak Park Specific Plans and as shown on the Land Use Plan for the Oak Park Area of Interest (Figure 4) and Oak Park Community Circulation (Figure 8).
4. Recreation facilities and/or in-lieu fees shall be provided for each residential development in accordance with the adopted Oak Park Specific Plans.

4.8 GOVERNMENTAL ORGANIZATION

4.8.1 Goals

1. To provide opportunities for the citizens of Oak Park to take an active role in determining community affairs.
2. Establish governmental mechanisms to communicate the residents' needs and desires to their elected representatives.
3. Provide public services at the level desired by area residents.
4. Ensure that new development financially supports County services.

4.8.2 Policies

1. The Oak Park Municipal Advisory Council (OPMAC) shall continue to be the Board of Supervisors' recognized public review group for the Oak Park Area of Interest. All applications for discretionary permits and all environmental documents for projects located within the Oak Park Area of Interest shall be distributed to the OPMAC.
2. All County departments shall make an effort to notify the OPMAC concerning issues and programs of importance to the Oak Park area prior to decisions being made regarding these matters.

4.8.3 Programs

1. The County Planning Division shall coordinate an information exchange with Los Angeles County and nearby cities to ensure that the OPMAC is informed of projects planned by Los Angeles County and nearby cities which could adversely affect the Oak Park Area of Interest.
2. Upon application by a valid petition, the Local Agency Formation Commission (LAFCO) shall evaluate the feasibility of forming a Community Services District (CSD) in Oak Park. If a Community Services District is ultimately formed, the CSD Board shall be appointed by the Board of Supervisors, in place of the OPMAC, as the recognized public review group for review of discretionary permits.

GLOSSARY

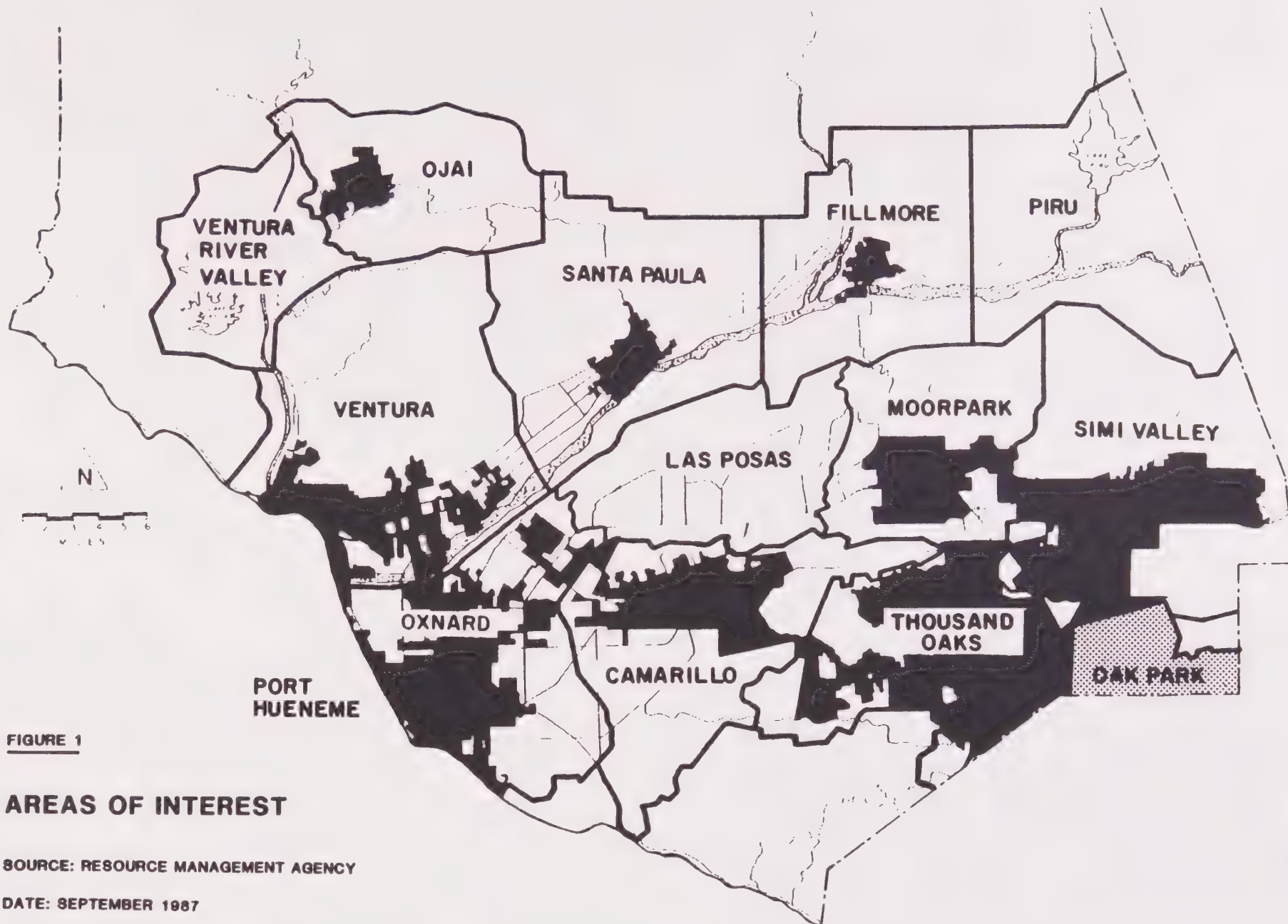
Unless the context requires otherwise, the definitions of words and terms provided in this section shall be used in interpreting this Plan.

Development - The subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading activities; depositing of refuse; disposal of any material; dredging or mineral extraction, debris or fill materials; and the clearing of natural vegetation with the exception of agricultural activities. Routine repair and maintenance activities are exempted.

Discretionary Development - Any development proposal, project or permit which requires the exercise of judgment, deliberation, or decision on the part of the decision-making authority in the process of approving or disapproving a particular activity, as distinguished from situations where the decision-making authority merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations.

High Fire Hazard Areas - Certain areas in the unincorporated territory of the County classified by the County Fire Protection District and defined as any areas within 500 feet of uncultivated brush, grass, or forest-covered land wherein authorized representatives of said District deem a potential fire hazard to exist due to the presence of such flammable material.

DH:jl/G302



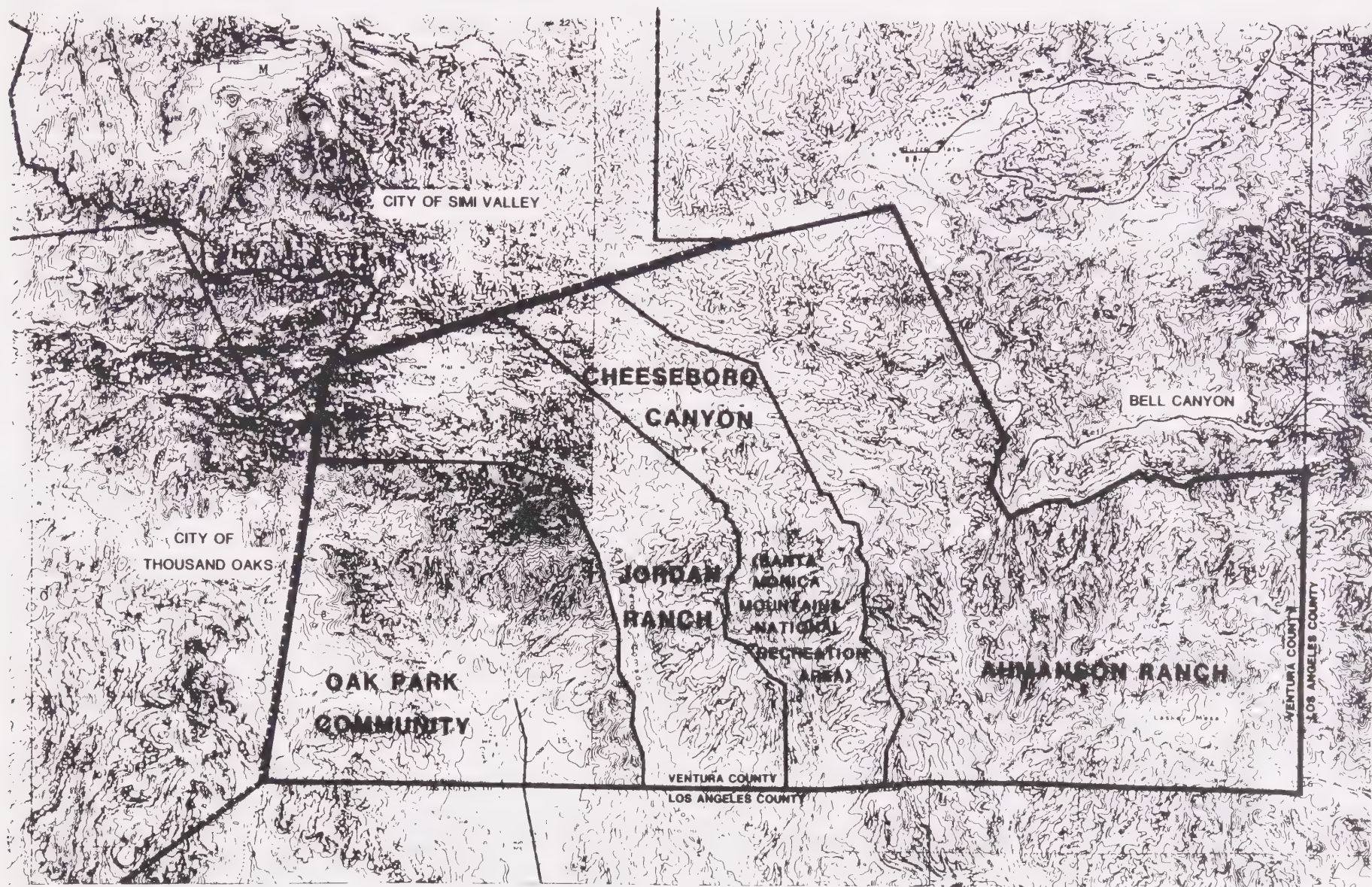


FIGURE 2

OAK PARK AREA OF INTEREST



0 2400 4800
FEET

SOURCE: RESOURCE MANAGEMENT AGENCY

DATE: SEPTEMBER 1987

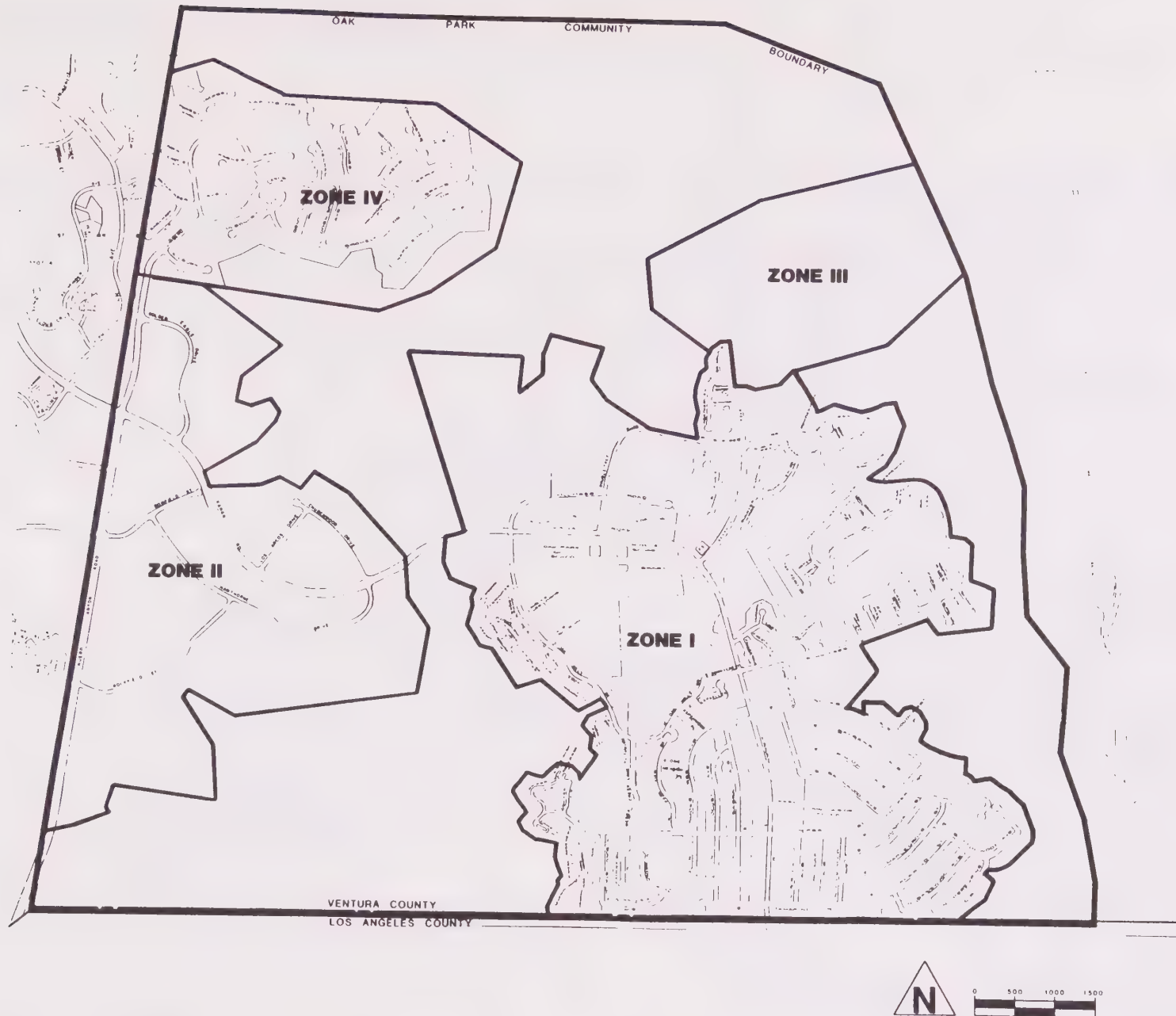


FIGURE 3

OAK PARK COMMUNITY PLANNING ZONES

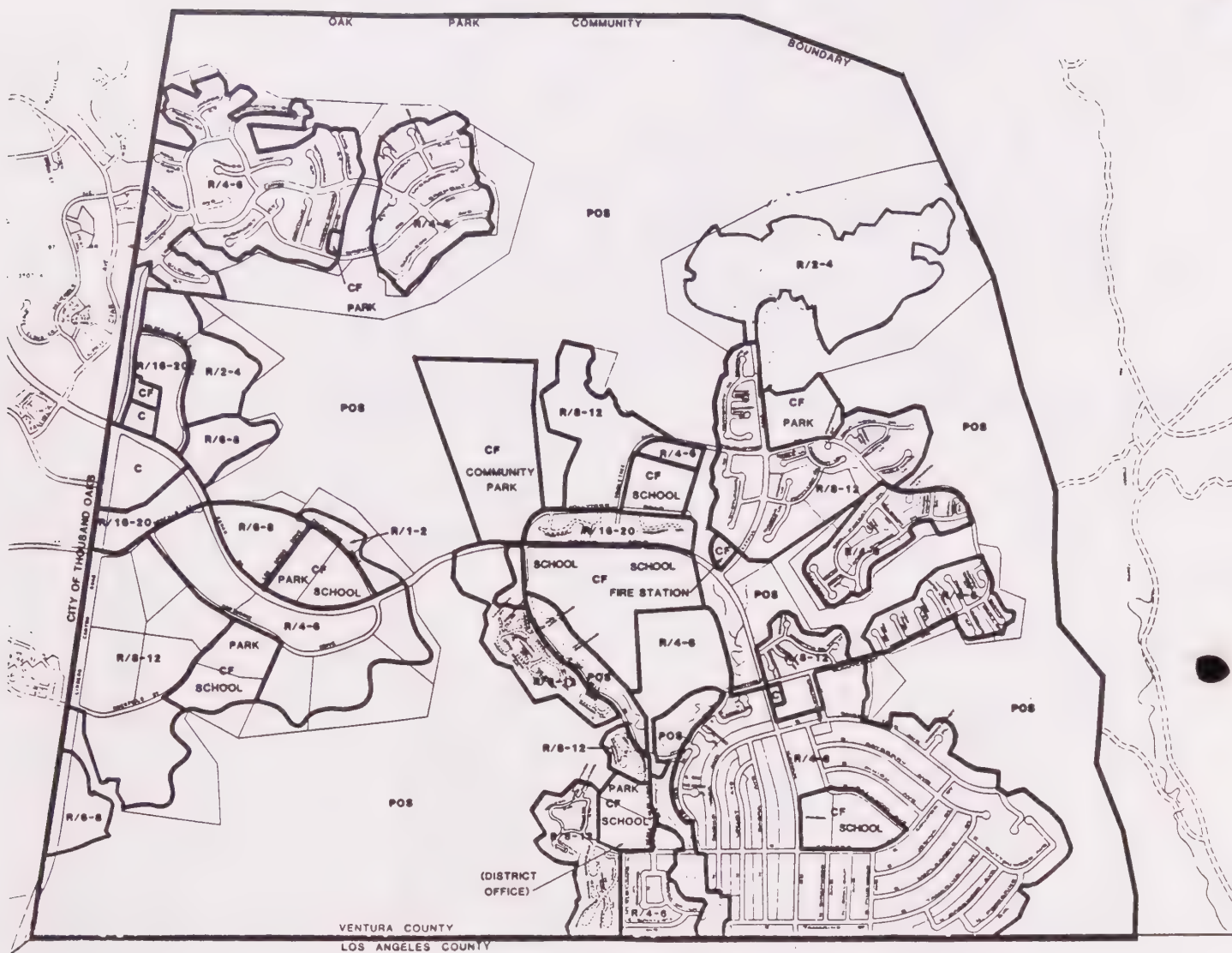


- POS PUBLIC OPEN SPACE
- OS OPEN SPACE, 80 AC. MIN. PARCEL SIZE
- URBAN (SEE LAND USE MAP FOR THE OAK PARK COMMUNITY)
- RECREATIONAL TRAIL, CONCEPTUAL ALIGNMENT
(SEE OAK PARK COMMUNITY CIRCULATION MAP)

FIGURE 4

LAND USE PLAN FOR THE OAK PARK AREA OF INTEREST





R/1-2	RESIDENTIAL, 1-2 du's/Ac.
R/2-4	RESIDENTIAL, 2-4 du's/Ac.
R/4-6	RESIDENTIAL, 4-6 du's/Ac.
R/6-8	RESIDENTIAL, 6-8 du's/Ac.
R/8-12	RESIDENTIAL, 8-12 du's/Ac.
R/16-20	RESIDENTIAL, 16-20 du's/Ac.

C	COMMERCIAL
CF	COMMUNITY FACILITIES
POS	PUBLIC OPEN SPACE
OS	OPEN SPACE, 80 AC. MIN. PARCEL SIZE



FIGURE 5

LAND USE PLAN FOR THE OAK PARK COMMUNITY

Figure 6

SUMMARY TABLE
BUILDING INTENSITY/POPULATION DENSITY

OAK PARK AREA PLAN

RESIDENTIAL

<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Maximum Intensity (DU/Ac)*</u>	<u>DU's</u>	<u>Average Pop/DU**</u>	<u>Population</u>	<u>Average Pop. Density (Pop/Acre)</u>
Public O-S	3,354.0	5%	N/A	0	N/A	0	0
O-S-80Ac	7,742.0	5%***	0.01	96	2.99	287	0.04
Resid. 1-2	5.6	28%	2.00	11	2.99	32	5.71
Resid. 2-4	105.2	35%	4.00	420	2.99	1,255	11.95
Resid. 4-6	510.8	41%	6.00	3,064	2.99	9,161	17.96
Resid. 6-8	86.3	48%	8.00	690	2.99	2,063	23.90
Resid. 8-12	175.1	50%	12.00	2,101	2.99	6,282	35.88
Resid. 16-20	38.6	60%	20.00	772	2.99	2,308	59.79
	12,017.6			7,154		21,388	

COMMERCIAL/COMMUNITY FACILITIES

<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Projected Floor Area (x1000 SF)</u>	<u>Average Employees/ 1000 SF</u>	<u>Employees</u>	<u>Average Employees/ Acre</u>
Commercial	15.2	60%	99.3	2.0	199	13.1
Community Facilities	187.7	60%	817.6	1.0	818	4.4
	202.9		916.9		1,017	

* Excludes second dwelling units per Section 65852.2 of the State Government Code

** Year 2000 Forecast for Oak Park Growth Area

*** Excludes greenhouses, hothouses, and the like

R. 12/1/92

FIGURE 7
OAK PARK AREA PLAN
ZONING COMPATIBILITY MATRIX

AREA PLAN MAP LAND USE DESIGNATIONS	ZONES	O-S (10 AC. MIN.)	A-E (40 AC. MIN.)	R-A (1 AC. MIN.)	R-E (10,000 ^{sq} MIN.)	R-O (20,000 ^{sq} MIN.)	R-1 (5,000 ^{sq} MIN.)	R-2 (3,500 ^{sq} / DU)	R-P-D	P-C	T-P	C-O	C-I	C-P-D	M-1	M-2	M-3
R/1-2 (RESIDENTIAL 1-2 DU/AC)		○		○	20	○			2U	○							
R/2-4 (RESIDENTIAL 2-4 DU/AC)		○		○	○	○	10		4U	○							
R/4-6 (RESIDENTIAL 4-6 DU/AC)		○		○	○	○	○		6U	○							
R/6-8 (RESIDENTIAL 6-8 DU/AC)		○		○	○	○	○		8U	○							
R/8-12 (RESIDENTIAL 8-12 DU/AC)		○		○	○	○	○	○	12U	○							
R/16-20 (RESIDENTIAL 16-20 DU/AC)		○		○	○	○	○	○	20U	○							
C (COMMERCIAL)												○	○	○			
CF (COMMUNITY FACILITIES)		○		○	○	○	○	○	○	○		○	○	○			
POS (PUBLIC OPEN SPACE)		○	○	○	○	○	○	○	○	○							
OS (OPEN SPACE 80 AC MIN)		80 AC.	80 AC.														



NOT COMPATIBLE WITH PLAN



COMPATIBLE WITH PLAN



COMPATIBLE ONLY WITH ZONE
SUFFIX EQUAL TO OR MORE
RESTRICTIVE THAN THAT
SHOWN IN THE CIRCLE.



= X ACRE
MINIMUM
LOT SIZE



= X THOUSAND
SQUARE FEET
MIN. LOT SIZE



= X UNITS PER
ACRE MAXIMUM

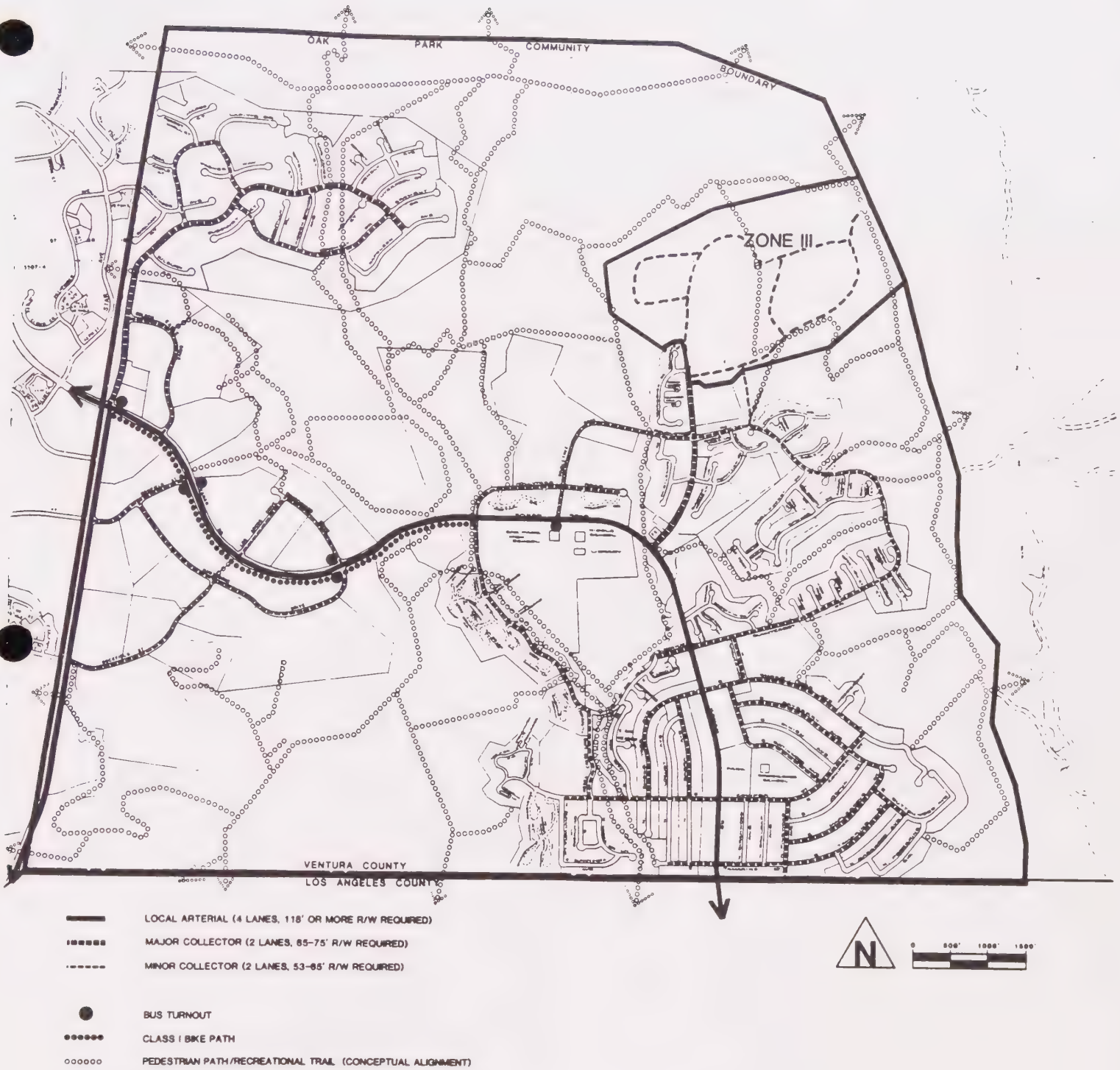


FIGURE 8

OAK PARK COMMUNITY CIRCULATION



- POS PUBLIC OPEN SPACE
- OS OPEN SPACE, 80 AC. MIN. PARCEL SIZE
- URBAN (SEE LAND USE MAP FOR THE OAK PARK COMMUNITY)
- RECREATIONAL TRAIL, CONCEPTUAL ALIGNMENT
(SEE OAK PARK COMMUNITY CIRCULATION MAP)

THIS IS AN OFFICIAL MAP OF THE VENTURA COUNTY GENERAL PLAN
 ADOPTED PURSUANT TO THE PLANNING LAWS OF THE STATE OF CALIFORNIA,
 PASSED BY RESOLUTION OF THE BOARD OF SUPERVISORS ON 4-9-91
 AS PART OF THE GENERAL PLAN AMENDMENT NO. 91-1

John K. Flynn
 BOARD OF SUPERVISORS CHAIRMAN

FIGURE 4

ACK PARK AREA

ADOPTED AUGUST 14, 1979
AMENDED OCTOBER 12, 1982
AMENDED OCTOBER 28, 1986
AMENDED JUNE 16, 1987
AMENDED MAY 24, 1988
AMENDED DECEMBER 20, 1988

ventura county general plan
area plan
for the
ojai valley
& ventura
river valley

the ojai
plan

1979
DECISION-MAKERS AND CONTRIBUTORS

VENTURA COUNTY BOARD OF SUPERVISORS

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David Eaton	First District
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James R. Dougherty	Fourth District
Thomas E. Laubacher	Fifth District

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Glenn A. Zogg, Chairman	Third District
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Earl C. Meek	Second District
Curran Cummings	Fourth District
Dean Green	Fifth District

Mary Ann Kastead

Project Manager

OJAI VALLEY AREA PLAN CITIZEN ADVISORY COMMITTEE

Gary Orthuber, Chairman	Ventura River Valley Municipal Advisory Council
Thomas Horn, Vice Chairman	At-Large
Rusty Bostwick	Citizens to Preserve the Upper Ojai
Jim Coultas, Jr.	Ojai Valley Ranchers Association
Charlene Crabtree	At-Large
Gary Hachadourian, Alternate	Citizens to Preserve the Ojai
Carl Hofmeister	Upper Ojai Ranchers Association
George Johnson	At-Large
Richard Lane	City of Ojai
John Morgan	Ojai Valley Chamber of Commerce
Bill Powers, Alternate	City of Ojai
Carl Ragland	At-Large
Rosemarie Rodie	East Ojai Valley Associates
Bud Smith	Ojai Valley Board of Realtors
James Walker	Western Oil and Gas Association
Pat Weinberger	Citizens to Preserve the Ojai

GPA 92-2
COMPONENT-B
PROPOSED ADJUTANT
OJAI AREA PLAN AMENDMENT

Title pg.:

[add] Amended Dec 1, 1992

pg. 13:

[Replace existing area plan "Figure 2" Zoning Compatibility Matrix with amended matrix]

OJAI PLAN ZONING COMPATIBILITY MATRIX

FIGURE 2

PLAN MAP LAND USE DESIGNATIONS	ZONE O-S (10 AC. MIN.)	A-E (40 AC. MIN.)	R-A (1 AC. MIN.)	R-E (10,000 MIN.)	R-O (20,000 MIN.)	R-1 (6,000 MIN.)	R-2 (3,500 DU)	R-P-D	C-D	T-D	C-O	I-C	D-P-C	I-M	2-M	3-M
VERY LOW DENSITY-1 (1 DU/20-40 AC.)	20		20													
VERY LOW DENSITY-2 (1 DU/10-20 AC.)			10	20												
VERY LOW DENSITY-3 (1 DU/5-10 AC.)			5	5												
LOW DENSITY-1 (1 DU/2-5 AC.)			2	2	8											
LOW DENSITY-2 (1 DU/1-2 AC.)				1	1	1										
LOW DENSITY-3 (1-2 DU/AC.)				20		20		20								
MEDIUM DENSITY-1 (2-4 DU/AC.)						10		40								
MEDIUM DENSITY-2 (4-6 DU/AC.)								60								
HIGH DENSITY (6-15 DU/AC.)								150								
COMMERCIAL																
INDUSTRIAL																
COMMUNITY SERVICE																



NOT COMPATIBLE WITH PLAN



COMPATIBLE WITH PLAN



COMPATIBLE ONLY WITH 20 SUFFIX EQUAL TO OR MORE RESTRICTIVE THAN THAT SHOWN IN THE CIRCLE

← Add

* Applicable only to properties zoned "M-3" prior to January 1, 1992

R. 12/1/92

VENTURA COUNTY GENERAL PLAN
AREA PLAN FOR THE
OJAI VALLEY AND VENTURA RIVER VALLEY

Ventura County Planning Division
RESOURCE MANAGEMENT AGENCY

Adopted by the
Ventura County Board of Supervisors

on

August 14, 1979

Amended

October 28, 1986

June 16, 1987

May 24, 1988

December 20, 1988

OJAI VALLEY AREA PLAN TECHNICAL ADVISORY COMMITTEE

Kurt Reithmayr	Oak View Sanitary District
Norman Ozenberger	Meiners Oaks Sanitary District
Barry Lockton	City of Ojai
Mike Paige	City of Ojai
Carl Hofmeister	Ojai Resource Conservation District
Robert Braitman	LAFCO
John Hardoin	State Division of Oil and Gas
Karl Krause	Ventura Co. Air Pollution Control District
William Thuman	Ventura Co. Air Pollution Control District
Walter Schloer	U. S. Forest Service
Dr. Albert Marley	Ojai Unified School District
Bob Jochums	Ventura Unified School District
Sgt. Kenneth Pfeffer	Ventura County Sheriff Department
William Frank	Ventura County Flood Control
Al Knuth	Ventura County Traffic Division
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FOREWORD

The Ojai Valley Area Plan is composed of a text, land use maps, and other supporting maps, charts, and addenda; none of these elements can stand alone as the Area Plan. The text involves a description of the Plan and its purpose, as well as the goals and policies for the development of new land uses and the maintenance of existing land uses in the Ojai Valley. Traditionally, the text also provides background information related to public services, environmental hazards, and other elements of the physical and social setting. These elements are examined in detail in the environmental impact report and, therefore, do not appear in the body of the text. This approach was used in an effort to simplify the document, as well as to reduce costs.

The maps in the Map Supplement indicate the location, type, and extent of permitted land uses in the Valley. These maps follow property lines in order to clarify land use classification boundaries, as well as to simplify the development process. Maps 1 and 2 have been deleted, while the larger scale, detailed land uses maps (Maps 3-5, Map Supplement) provide more specific information for individual properties.

In the future, any proposed land use should be consistent with all parts of the Area Plan. The goals and policies listed in the text should be consulted to ensure that the proposed use is consistent. The detailed land use maps should be consulted for the appropriate land use. The Compatibility Matrix (Figure 2) should be referred to for appropriate base zones.

BOUNDARY DETERMINATION POLICY

In case of reasonable doubt as to the precise alignment of the land use designation boundaries on the Area Plan Map, the Planning Director is authorized to determine the precise boundaries of the Area Plan Map to ensure conformance wherever possible with definite natural or manmade boundaries including, but not limited to, roads, property lines, waterways, slopes, and ridgelines. Such determinations must recognize the existence of the goals and policies which are set forth in the written text and must comply with the intent and purposes of the Ojai Valley Area Plan. Determination shall be graphically portrayed on the adopted Area Plan Map as soon as practical.

In granting the Planning Director such powers, it is understood that any interested party may appeal his decisions to the Planning Commission and subsequently to the Board of Supervisors (Ventura County Ordinance Code, Division 8, Chapter 1, Article 43) and may also file for a General Plan amendment. It is further understood that the Planning Commission and Board shall be informed of any specific boundary determinations made by the Planning Director.

VENTURA COUNTY GENERAL PLAN
AREA PLAN FOR THE
OJAI VALLEY AND VENTURA RIVER VALLEY

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I. AREA PLAN

HISTORY

In September, 1975 the Board of Supervisors held hearings on the proposed Ojai Valley Plan-1990. In November of that year the Board of Supervisors directed that the proposed Plan be continued to February, 1977. This action was taken because several other planning programs were proposed or in progress which might provide new information. In February, 1977, the Board of Supervisors directed staff to prepare a major update of the proposed Plan, beginning in fiscal year 1977-1978.

In March, 1977, the Board of Supervisors adopted an Emergency Ordinance to restrict subdivisions in the Valley. A special Task Force was established by the Board of Supervisors to prepare a report on the status of services and the quality of the physical environment in the Valley.

In July, 1977, County staff began a major update of the Ojai Valley Area Plan.

CONTENT AND PURPOSE OF PLAN

The Ojai Valley Area Plan, prepared by the Ojai Valley Area Plan Citizen Advisory Committee, constitutes a portion of the Countywide General Plan. The Area Plan is composed of a (1) text containing goals and policies and implementation procedures, and (2) a land use map. The land use map represents, in graphic form, a land use system that is designed to embody the goals and policies developed in this study. As such, it can be considered a visual policy guide for future land use decision-making.

The purpose of the Area Plan is to designate and reserve the lands needed for housing, commerce, industry, and open space, including agriculture, natural resources, recreation, and other categories of public and private uses of land. The Area Plan also sets forth the standards of population density recommended for the area covered by the Plan. Lands subject to flooding and other environmental hazards are also delineated.

This Plan is subject to review when any of the major assumptions made in the Plan change. A change in the known water resources, or a change in Federal Air Pollution Standards are examples of major assumptions that might require a re-examination of the Area Plan holding capacity, goals and policies, land use map, or implementation procedures.

RELATIONSHIP TO COUNTY GENERAL PLAN

The Ventura County General Plan is the Plan by which the unincorporated portions of Ventura County will develop in the future. The Ventura County General Plan consists of: (a) Countywide Goals, Policies and Programs containing four chapters (Resources, Hazards, Land Use, and Public Facilities and Services); (b) four appendices (Resources, Hazards, Land Use, and Public Facilities and Services) which contain background information and data in support of the Countywide Goals, Policies, and Programs; and (c) several Area Plans which contain specific goals, policies, and programs for specific geographic areas of the County. The Ojai Plan is the Area Plan for the Ojai Valley and the Ventura River Valley.

The goals and policies of the adopted 208 Areawide Waste Treatment Management Plan were utilized in the development of goals and policies for the new Area Plan. The Citizen Advisory Committee had the opportunity to assist in the development of the population figures later adopted as a part of the 208 Plan and the Air Quality Management Plan (AQMP); the AQMP population has since been revised, and corresponding revisions have been made to the Area Plan. Implementation measures proposed in the 208 Plan and the AQMP are incorporated into the Area Plan.

The City of Ojai General Plan and the Ojai Valley Area Plan are consistent. Moreover, both the City and County have adopted ordinances designed to implement the 208, AQMP and Countywide Planning Program population goals for the Ojai Valley.

PLAN DESCRIPTION

In general, this Plan reduces the amount of land in the medium and low density residential categories, as delineated on the previous Area Plan. More land has been designated for very low density residential development than on the previous Plan. The very low density category is designed to accommodate agricultural, open space and recreational uses as well as residential development. The previous Area Plan allowed residential development of one acre minimum in areas designated for agriculture. The categories of Parks and Recreation and Mountainous on the previous Area Plan were designed to preserve open space lands, but the designations were unspecific where residential development was concerned. There was no indication that residential development would be permitted in these categories, or at what density. The very low density category on the new Plan permits the preservation of agricultural and open space lands by restricting residential development in designated areas to lots of 5 acres or more.

The amount of commercial development will remain approximately the same, though the Citizen Advisory Committee chose to recognize as many isolated, non-conforming commercial uses as possible in order to maintain their status as bona fide uses and protect the investments of the small businessman. The Committee also chose to redistribute commercial designations along El Roblar Drive in Meiners Oaks in order to follow property lines. The Committee indicated that all commercially designated land should be zoned C-P-D. Any future decision to substantially increase the amount of commercially designated land should be accompanied by a detailed market analysis.

Lands currently in industrial use were designated as industrial on the new map. These include parcels in Hawthorne Acres off Meyer Road, in Oak View off Portal Street, in Live Oak Acres off Riverside Drive, and in Summit off Highway 150. Any industrially zoned land currently in another use was not designated as industrial on the Plan. The Citizen Advisory Committee believes that the City of Ojai may have sufficient vacant industrial land to suit the Valley's needs; any decision to increase industrial land should be based on a thorough land use study to determine an appropriate site for industrial land use.

The Community Service category displayed on the Plan designates properties that are in public, special district, or utility ownership, and are providing a necessary public service. Some public uses such as schools are designated as

residential, and simply outlined on the Plan. This procedure provides for instances where the present use (school) may be discontinued and indicates what future use would be permitted (residential). For the purposes of this Plan, schools and parks will be deemed consistent with any regional designation.

ISSUES, GOALS, AND POLICIES

The Citizen Advisory Committee developed the Issues, Goals, and Policies that follow after an extensive examination of the data and with considerable public input. These Issues, Goals, and Policies were reviewed by the City of Ojai, the Ventura River Valley Municipal Advisory Council, the County Planning Commission, and the County Board of Supervisors. The Board of Supervisors accepted these Issues, Goals, and Policies on September 19, 1978.

First-Order Goals

1. To develop, protect and maintain a healthful and relaxing environment.
2. To encourage and institute planning measures that indicate respect for the area as a special place of unusual natural beauty and varied cultural and historic significance.
3. To make provisions for maintaining the character of the Ojai Valley, while recognizing a need to maintain a balance between "no growth" and "controlled growth".
4. To provide a rate of population growth so as to provide a better opportunity to develop and maintain a healthful and safe environment.
5. To live within our current, existing resources with regard to public services, if possible, so as to minimize economic pressures for change upon the Valley's urban and rural/agricultural residents.
6. To encourage and maintain a perspective on the Ojai Area that will contribute to viewing problems or proposals in one area as having a relationship with, and an impact on, the area as a whole and the County in general.
7. To coordinate planning and implementation within all levels of government, local agencies and special districts so as to aid the community in meeting its expressed goals.

Land Use Designations

The land use categories listed below describe the type and density of land use permitted within each category. A summary table (Figure 3) lists each land use designation and its total area, building intensity, population and employment capacity, and population and employment density. The purpose of each of the land use categories is described in the following sections.

Residential Land Use

Issue 1 What should be the character of the residential land use in the Valley?

Goal 1 Residential land use patterns in the Valley shall minimize environmental degradation.

Policy 1 Development shall be concentrated around the urban core.

Policy 2 Development shall be permitted only where adequate public services are available or can be readily provided. Public services shall include: fire, police, water, schools, roads, and sanitation facilities.

Policy 3 New residential development should incorporate good design standards and maintain the character of the Valley. Design standards include open space, landscaping, circulation, off-street parking, architectural compatibility with the surroundings, and others.

Goal 2 Provisions should be made for all segments of the population.

Policy 1 A diversity of housing unit types and lot sizes should be provided to meet various housing needs.

Policy 2 Densities that will accommodate multiple units should be designated on the Plan.

Commercial Land Use

Issue 1 What should be the character and extent of commercial land use in the Valley?

Goal 1 Commercial land use should be designed to serve the needs of Valley residents and tourism.

Policy 1 Commercial development should be concentrated at existing commercial areas.

Policy 2 Necessary service and retail establishments not currently located in the Valley should be encouraged to locate there, providing community make-up or market data indicates a need.

Policy 3 New commercial development should incorporate good design standards. Design standards include landscaping, circulation, off-street parking, architectural compatibility with the surroundings, and others. New strip commercial development should be discouraged; existing strip commercial development should be encouraged to consolidate driveways, parking lots, and landscaped areas.

Industrial Land Use

Issue 1 Where should new industrial development be encouraged to locate?

Goal 1 Only clean, light industrial uses shall be permitted in the Valley.

Policy 1 The City of Ojai may have industrial land sufficient to accommodate present and future industrial needs.

Open Space

Issue 1 What areas should be preserved as open space lands?

Goal 1 Natural hazard and natural resource areas should be maintained as open space lands.

Policy 1 Flood plains, fire hazard areas, landslide areas, potentially active faults, and areas with high liquefaction potential should be placed in an open space designation on the plan, or development in these areas should be adequately protected from these hazards.

Goal 2 Provision should be made for the recreational needs of the Valley residents.

Policy 1 A study of the recreational needs of Valley residents should be initiated.

Policy 2 The future acquisition of parks should be designed to serve local and regional needs, and should be consistent with the Countywide Master Plan for Parks. Improvements to existing local parks should be encouraged as well as the development of additional parks as the need arises. Future acquisitions and improvement should consider the concerns of this plan with respect to traffic, air quality, water, etc.

Policy 3 Bicycling, equestrian, and hiking trails should be developed as a part of a Valleywide trail system.

Policy 4 The use of off-road vehicles shall be strictly controlled.

Policy 5 The use of Lake Casitas for recreational purposes shall take into consideration the air quality of the Valley.

Policy 6 Funds for the ongoing maintenance and operation of local parks should be provided by the Valley residents through local assessments, donations, or contributions, or some combination thereof.

Issue 2 Should certain corridors be preserved for their scenic qualities?

Goal 1 Scenic qualities of certain roads in the Ojai Valley should be maintained.

Policy 1 All or part of Highways 33 and 150, Creek Road, Sulphur Mountain Road, Santa Ana Road, and Burnham Road, should be incorporated into the County Resources Chapter of the County General Plan as eligible scenic highways.

Policy 2 Programs and development criteria which would maintain the scenic qualities of these roads should be promoted. These programs include those outlined in the Resources Chapter of the County General Plan.

Agriculture

Issue 1 Should agricultural land be preserved and additional agricultural development be encouraged?

Goal 1 Agricultural land should be preserved as an irreplaceable resource and economic benefit.

Policy 1 Land outside the existing urban area which is in agricultural use should be preserved and encouraged as agricultural land or open space.

Policy 2 Land uses incompatible with agriculture and agricultural uses that create grading, fire, or general health problems, should be prohibited within agricultural areas. Incompatible uses are those not listed in appropriate agricultural zones of the County Zoning Code.

Policy 3 Special case by case consideration should be given to land currently in agricultural use or with agricultural potential when adjacent to developed areas to determine appropriate land uses.

Policy 4 Agricultural development should be limited by the "safe annual yield" of the water supply, as determined by future data based on the seven-year drought cycle.

Policy 5 Special economic programs that aid agriculture, such as the Land Conservation Act, should be preserved and promoted.

Traffic/Circulation

Issue 1 Is the level of service provided by Highway 33 acceptable?

Goal 1 Acceptable and safe levels of service on Highway 33 demand a safety highway from Foster Park to Ojai. Modifications should include traffic signals and turn lanes.

Policy 1 Better pedestrian crossing facilities should be provided on Highway 33, particularly in Casitas Springs and Oak View.

Policy 2 A trail system for pedestrians, bicyclists and equestrians should be developed, utilizing the abandoned railroad right of way.

Policy 3 Highway 33 should be four lanes through Oak View and should remain two lanes from Casitas Springs to Oak View and from Oak View to the City of Ojai, and should include a bypass around Casitas Springs.

Issue 2 Is the level of service provided by Highway 150 acceptable?

Goal 1 Acceptable and safe levels of service on Highway 150 should be achieved by modifications to selected sections, while maintaining its scenic nature.

Policy 1 Widening, curve alteration and bridge improvement should be encouraged in the Upper Ojai Area.

Policy 2 Provisions should be made for pedestrians, bicyclists and equestrians on Highway 150.

Issue 3 Is the level of service provided on other highways and roads in the Valley acceptable?

Goal 1 Acceptable and safe levels of service on all other Valley roads should be maintained at their present adequate level while preserving their scenic qualities.

Goal 2 All new roads shall be designed to provide for safe and efficient travel.

Issue 4 Is the present level of public transit service in the Valley acceptable?

Goal 1 Greatest effort should be undertaken to encourage better public transit facilities in the Valley, in order to alleviate traffic congestion and air pollution.

Policy 1 Intra-Valley transit service should be instigated and encouraged.

Policy 2 Inter-city public transit improvements should be encouraged.

Policy 3 Public transportation for older Americans and the handicapped should be encouraged.

Sanitation

Issue 1 Should wastewater treatment plant capacity provide for both new and existing developments?

Goal 1 Wastewater treatment plant capacity should be retained for new development, and should be reserved for existing development which is currently served by private systems, but would be sewerred in the future.

Policy 1 New development should be encouraged in the sanitary distircts with the most remaining treatment plant capacity.

Policy 2 Where sewers are not available, alternative sewage systems should be investigated for acceptability.

Fire

Issue 1 The Ojai Valley is subject to extreme fire hazard during certain portions of the year.

Goal 1 Life and property should be protected.

Policy 1 New residential development should be carefully sited in high fire hazard areas.

Policy 2 Fire-retardant building materials should be required for new construction in high fire hazard areas.

Policy 3 An active brush management program should be undertaken in cooperation with the U.S. Forest Service in order to protect existing development in high fire hazard areas.

Police

Issue 1 Is the level of police protection in the Valley adequate?

Goal 1 Adequate police protection should be promoted and maintained.

Policy 1 Manpower and equipment available should reflect the needs of the population and various types of development.

Schools

Issue 1 A number of schools in the Ojai Valley are overcrowded.

Goal 1 Overcrowding should be minimized in order to improve the overall quality of education in the Valley.

Policy 1 Temporary facilities should be encouraged where additional facilities are necessary.

Policy 2 Existing school facilities should be utilized more efficiently, where possible. Examples could be year-round and quarter systems of attendance.

Policy 3 The realignment of school district boundaries should be considered as a solution to the overcrowding problem.

Water

Issue 1 Water is a very limited resource.

Goal 1 Adequate supplies of water should be available to all Valley residents.

Policy 1 The number of new residents and new developments of any kind permitted in the Valley should not overtax available water resources.

Goal 2 Water quality should be upgraded where possible and maintained for the benefit of Valley residents.

Policy 1 Alternatives to chemical methods of pest control and fertilization should be encouraged. Where chemical methods of pest control and fertilization are utilized, best management practices should be followed in order to minimize adverse impacts on water quality.

Policy 2 New oil activity of any kind should not affect the quality or quantity of the present water supply so as to pollute or to prevent the domestic or agricultural use of the water supply.

Policy 3 New construction in aquifer recharge areas should be encouraged to hook up to sewers.

Policy 4 Existing homes with private sewage disposal systems that function improperly should be required to make necessary modifications or to convert to a sewer system if available.

Air Quality

Issue 1 The Ojai Valley has one of the poorest air qualities of all regions in the County.

Goal 1 A level of air quality which protects the public health, safety and welfare, and meets or surpasses State and Federal primary and secondary standards should be promoted.

Policy 1 Feasible methods of relieving traffic congestion, consistent with the traffic section of Issues, Goals, and Policies, should be promoted.

Policy 2 Programs to improve air quality in the Valley should be promoted.

Policy 3 Oil development and other industrial development should be controlled and conditions imposed so as to move toward State and Federal mandated air quality standards.

Policy 4 Bike lanes, bicycle parking program, solar water heating, solar space heating, and home delivery service programs should be encouraged.

Oil Development

Issue 1 What should be the character of present and future oil and gas development in the Valley?

Goal 1 The oil and gas industry should utilize "Best Available Control Technology" (BACT), as outlined by APCD Rules and Regulations. Conditions applied to the conditional use permits for oil development should be enforced to protect the health and welfare of the citizens and the character of the Ojai Valley.

Policy 1 All existing regulations shall apply and be enforced.

Policy 2 All gases emitted from all wells should be collected and used or removed for sale or proper disposal, if feasible. Flaring or venting would be in case of emergency or testing only.

Policy 3 Electric production equipment shall be used where practical to alleviate pollution from internal combustion engines.

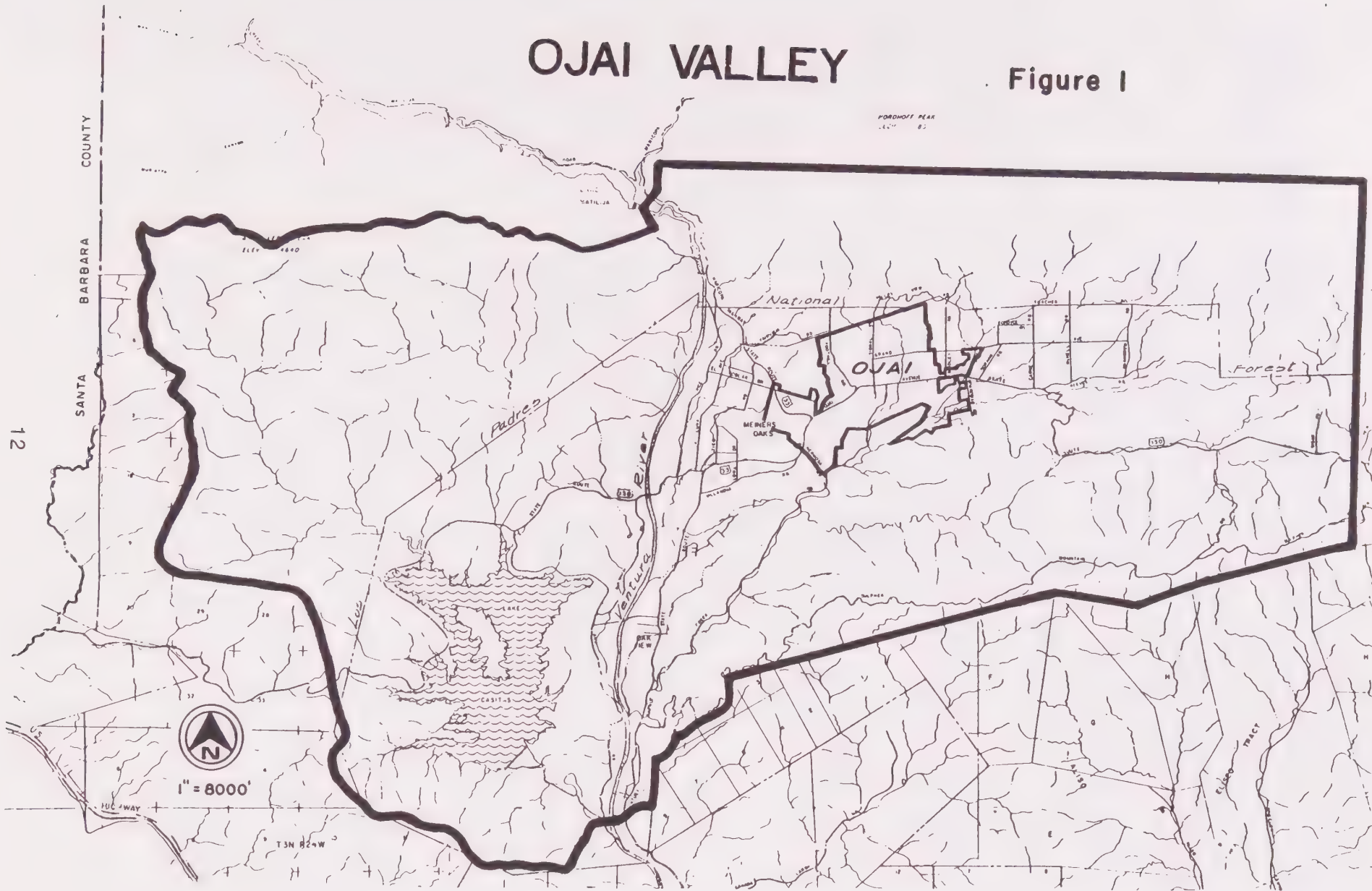
Policy 4 All oil and gas productions sites or development shall be landscaped in accordance with an approved plan.

- Policy 5 All production sites shall be screened from any public road, or residence located within 500 yards by natural terrain or flora which will reach the height of production equipment within five years.
- Policy 6 Drill sites that would be silhouetted on a ridge or prominent knoll shall not be permitted.
- Policy 7 Drill sites necessitating an inordinate amount of cut and fill shall not be permitted.
- Policy 8 New oil activity of any kind should not affect the quality or quantity of the present water supply so as to pollute or to prevent the domestic or agricultural use of the water supply.
- Policy 9 All well sites that have been abandoned or are no longer producing shall be restored to their original condition as nearly as practicable.
- Policy 10 There should be no refining in the Ojai Valley area.
- Policy 11 All oil field facilities shall be kept to a minimum size.
- Goal 2 All existing oil fields shall be upgraded aesthetically to meet reasonable standards.
- Goal 3 All existing permits should be conditioned so as to reflect and support Goals 1 and 2.

DP:bb/E69

OJAI VALLEY

Figure 1



OJAI PLAN

ZONING COMPATIBILITY MATRIX

ZONES

PLAN MAP LAND USE DESIGNATIONS	O-S (10 AC. MIN.)	A-E (40 AC. MIN.)	R-A (1 AC. MIN.)	R-E (10,000 MIN.)	R-O (20,000 MIN.)	R-1 (6,000 MIN.)	R-2 (3,500 DU)	R-P-D	P-C	T-P	C-O	C-1	C-P-D	M-1	M-2	M-3
VERY LOW DENSITY-1 (1 DU/20-40 AC.)	20 AC		20 AC													
VERY LOW DENSITY-2 (1 DU/10-20 AC.)			10 AC	10 AC												
VERY LOW DENSITY-3 (1 DU/5-10 AC.)			5 AC	5 AC												
LOW DENSITY-1 (1 DU/2-5 AC.)			2 AC	2 AC	2 AC											
LOW DENSITY-2 (1 DU/1-2 AC.)				1 AC	1 AC	1 AC										
LOW DENSITY-3 (1-2 DU/AC.)				20		20		2U								
MEDIUM DENSITY-1 (2-4 DU/AC.)						10		4U								
MEDIUM DENSITY-2 (4-6 DU/AC.)								6U								
HIGH DENSITY (6-15 DU/AC.)								15U								
COMMERCIAL																
INDUSTRIAL																
COMMUNITY SERVICE																



NOT COMPATIBLE WITH PLAN



COMPATIBLE WITH PLAN



COMPATIBLE ONLY WITH ZONE
SUFFIX EQUAL TO OR MORE
RESTRICTIVE THAN THAT
SHOWN IN THE CIRCLE.

Amended June 16, 1987
Amended December 20, 1988

Figure 2

Figure 3
SUMMARY TABLE
BUILDING INTENSITY/POPULATION DENSITY STANDARDS

OJAI VALLEY AREA PLAN

RESIDENTIAL

<u>Designation</u>	<u>Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Maximum Intensity (DU/Ac)*</u>	<u>DU's</u>	<u>Average Pop/DU**</u>	<u>Population</u>	<u>Average Pop. Density (Pop/Acre)</u>
VL1	10,819	5%***	0.05	540	2.43	1,312	0.12
VL2	4,172	5%***	0.10	417	2.43	1,013	0.24
VL3	455	5%***	0.20	91	2.43	221	0.49
L1	2,065	25%	0.50	1,032	2.43	2,508	1.21
L2	794	25%	1.00	794	2.43	1,929	2.43
L3	646	29%	2.00	1,292	2.43	3,140	4.86
M1	427	36%	4.00	1,708	2.43	4,150	9.72
M2	452	45%	6.00	2,712	2.43	6,590	14.58
H	89	50%	15.00	1,335	2.43	3,244	36.45
	<u>19,919</u>			<u>9,921</u>		<u>24,107</u>	

COMMERCIAL/INDUSTRIAL

<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Projected Floor Area (x1000 SF)</u>	<u>Average Employees/ 1000 SF</u>	<u>Employees</u>	<u>Average Employees/ Acre</u>
Commercial	127.8	60%	835	2.0	1,670	13.1
Industrial	25.8	50%	225	2.0	450	17.4
Community Service	<u>192.4</u>	60%	<u>838</u>	1.0	<u>838</u>	4.4
	<u>346.0</u>		<u>1,898</u>		<u>2,958</u>	

*Excludes second dwelling units per Section 65852.2 of the State Government Code.

**Year 2000 Forecast for Ojai Growth and Nongrowth Areas and for Ventura River Valley Growth and Nongrowth Areas (averaged).

***Excludes greenhouses, hothouses, and the like. For nonconforming lots, maximum building coverage shall be 2,500 square feet, plus 1 square foot for each 22.3 square feet of lot area over 5,000 square feet.

County Planning Division
March 1988

ventura county general plan
area plan
for the
piru area of interest



the piru
plan

1986 DECISION-MAKERS AND CONTRIBUTORS

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**VENTURA COUNTY GENERAL PLAN
AREA PLAN FOR THE
PIRU AREA OF INTEREST**

Adopted by the Ventura County Board of Supervisors - December 16, 1986

Amended - May 24, 1988

Amended - December 19, 1989

Amended - November 17, 1992

PIRU AREA PLAN

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LAND USE MAP 1" = 300' (Separate Map)

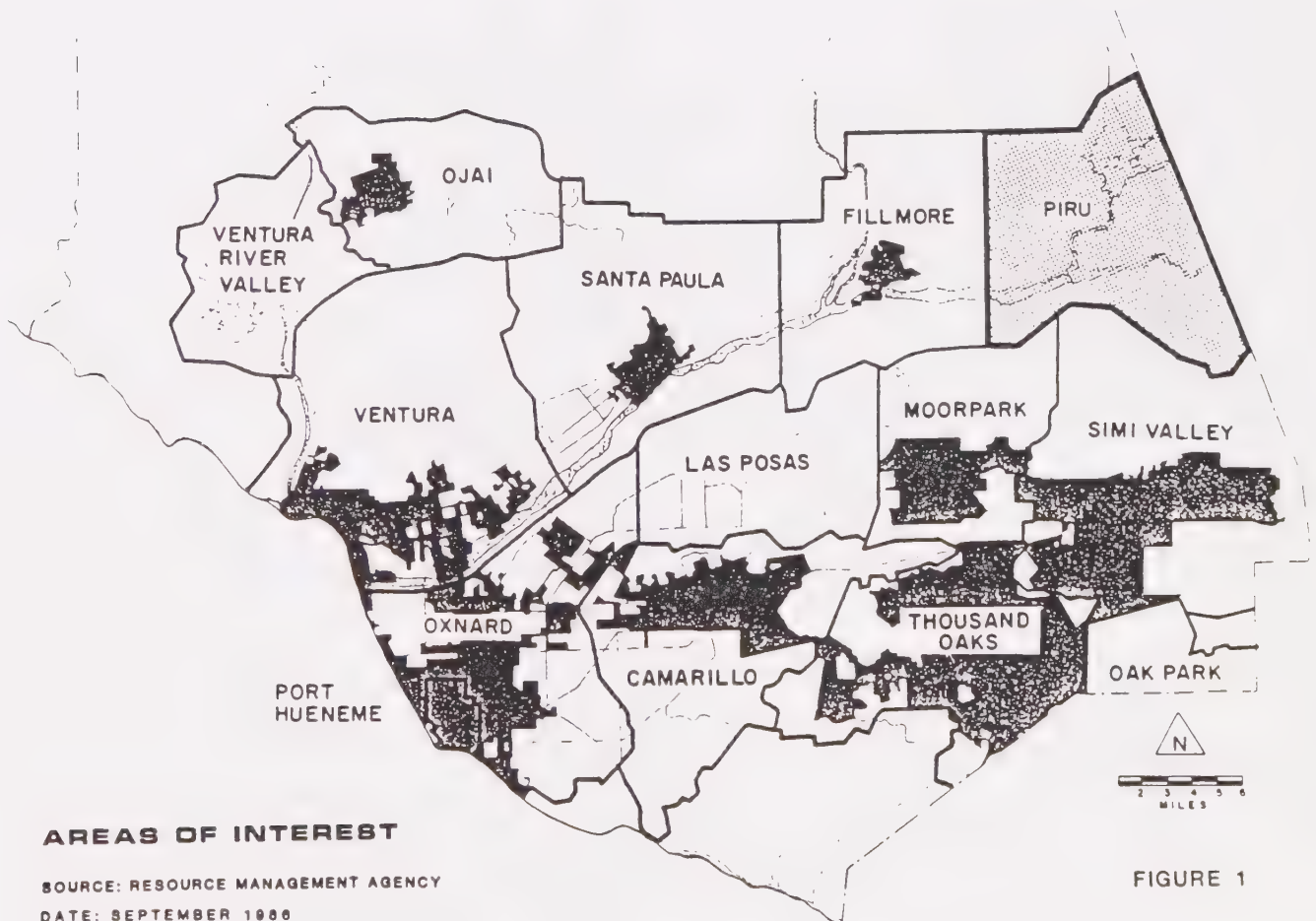
BACKGROUND REPORT FOR THE PIRU PLAN (Separate Document)

INTRODUCTION

PURPOSE

The Piru Area Plan is an integral part of the Ventura County General Plan serving as the Land Use Plan for the Piru Area of Interest (see Figure 1). This Plan governs the distribution, general location, and extent of the uses of the land for housing, business, industry, open space, agriculture, and community facilities. This Plan supersedes the Piru Plan adopted by the Board of Supervisors in December, 1974.

The Piru Area Plan is composed of this Policy Document, a separate Technical Appendix (Background Report for the Piru Plan), and a land use map (at a scale of 1" = 300'), depicting the Community of Piru.



GENERAL PLAN CHRONOLOGY

In November of 1963, the Board of Supervisors adopted the "1985" General Plan for Ventura County. This plan contained area plans for various geographic areas of the County. The Fillmore-Piru Area Plan projected a population for the Fillmore-Piru area of approximately 40,000 people by 1985. That 1963 projection, turned out to be an overestimate. The 1963 projection was reflective of the thought that the County would continue to grow as rapidly as in previous decades. The City of Fillmore adopted a new General Plan in 1967 which then superseded the County's Fillmore-Piru Area Plan. In June of 1973, the County Open Space Plan was adopted. In December of 1974, the Fillmore portion of the Area Plan was deleted and the Piru portion was amended to accommodate a then proposed paper/plastic cup manufacturing business (Solo Cup Company). In portions of Piru, the uses allowed by the Open Space Plan and the Piru Area Plan conflicted. From 1973 to 1986, the more restrictive of the two plans dictated the allowable land uses. One of the objectives of this December 1986 adopted Plan is to eliminate those conflicts.

RELATIONSHIP TO OTHER COUNTY PLANS AND PROGRAMS

VENTURA COUNTY GENERAL PLAN

The Ventura County General Plan is the Plan by which the unincorporated portions of Ventura County will develop in the future. The Ventura County General Plan consists of: (a) Countywide Goals, Policies, and Programs document containing four chapters (Resources, Hazards, Land Use, and Public Facilities and Services); (b) four appendices (Resources, Hazards, Land Use, and Public Facilities and Services) which contain background information and data in support of the Countywide Goals, Policies and Programs; and (c) several area plans which contain specific goals, policies, and programs for specific geographic areas of the County. This Piru Plan is the Area Plan for the Piru Area of Interest.

COUNTYWIDE PLANNING PROGRAM

The Countywide Planning Program (CPP) coordinates the common elements of four countywide planning programs. These programs, all of which influence the growth and development of Ventura County, are: the Ventura County Association of Governments Subregional Transportation Plan, Local Agency Formation Commission's Spheres of Influence Plan, County of Ventura's Water Quality Management Plan, and the Air Pollution Control District's Air Quality Management Plan.

- a. Subregional Transportation Plan - This Plan includes short and long range plans for Ventura County highways and public transit. One project of particular interest in the Piru area is the planned widening of State Highway 126 to four lanes, which is listed as a first priority project in the Subregional Transportation Plan.
- b. Spheres of Influence Plan - A sphere of influence is the probable ultimate physical boundary and service area of a local government agency. The Plan establishes the sphere of influence for all local government agencies, including, for example, County Water Works District No. 16, which provides sanitation services for the Piru Community.
- c. Water Quality Management Plan - This Plan is designed to ensure that County water meets Federal standards for water quality. Additionally, the Plan contains population forecasts, by area, for the entire County. The Plan is currently being updated; however, preliminary population forecasts adopted by the Board of Supervisors are consistent with the holding capacity of this Plan.

- d. Air Quality Management Plan - The focus of air quality planning in Ventura County is the development of a plan to achieve national air quality standards for smog and total suspended particulate matter. The Plan includes controls on stationary sources of air pollution (e.g., commercial and industrial facilities) and measures to encourage reduced use of automobiles (transportation control measures). Air quality planning relies on population and social/economic data developed by the Countywide Planning Program (CPP). For example, CPP population forecasts are used to forecast "population related" sources of air pollution (e.g., motor vehicles). The Ventura County Air Pollution Control District has determined that the residential portion of the Piru Area Plan is consistent with the Air Quality Management Plan and the commercial and industrial portion is consistent with the inclusion of certain policies concerning air quality.

DEFINITIONS

Goals within the Plan identify the desires of the community of Piru and the County agencies responsible for providing services to Piru. Policies and Programs within the plan identify the means by which the community and County government will proceed with respect to those goals and objectives. Goals, policies and programs may be defined as follows:

- Goal -** The ultimate purpose of our effort stated in a way that is general in nature and immeasurable. Example: "To maintain the existing 'rural' small community character of Piru."
- Policy -** A specific statement guiding action and implying clear commitment. Example: "Development which would obscure views of the Piru Mansion shall be discouraged."
- Program -** A coordinated set of measures to carry out the policies of the Plan. Example: "The Area Housing Authority shall continue to administer the Home Improvement Program (funded by the Community Development Block Grant) to provide low interest loans, deferred payment loans and grants to low income home owners in Piru for the purpose of rehabilitation of substandard or deteriorated housing."

This area plan's goals, policies and programs are divided into four major sections as follows:

1. Resources
2. Hazards and Constraints
3. Land Use
4. Public Facilities and Services

GOALS, POLICIES AND PROGRAMS

1. RESOURCES

1.1 SAND AND GRAVEL

1.1.1 *Goals*

1. To protect aggregate mineral resources and provide for the orderly, timely, efficient, safe, and non-impactive mining of the resource.
2. To avoid land uses which would preclude or hamper access to, or extraction of, significant mineral deposits.
3. To minimize the land use incompatibility between possible future mining activity and uses which may be impacted by such activity (e.g., residential).

1.1.2 *Policies and Programs*

1. Sand and gravel mining projects shall be required to comply with all requirements of the Minerals Resource Management Program (MRMP) as adopted by the Board of Supervisors. (Ventura County Ordinance Code, Section 8107-9 et. seq.; and Board of Supervisors Resolution No. 222).
2. Development within a Minerals Resource Protection (MRP) Overlay Zone (see General Plan - Goals, Policies, and Programs and Zoning Ordinance) shall be prohibited if the use will significantly hamper or preclude access to or the extraction of aggregate resources.

1.2 OIL AND GAS

1.2.1 *Goals*

1. To protect liquid and gaseous mineral resources and provide for the orderly, timely, efficient, safe, and non-impactive extraction of the resource.
2. Ensure that oil and gas exploration and development projects in the surrounding area are conditioned so as to minimize adverse impacts.
3. To minimize the land use incompatibility between oil and gas drilling operations and uses which may be impacted by such activity (e.g., residential).

1.2.2 *Policies and Programs*

1. Oil operators shall adhere to the Oil and Gas Exploration and Production provisions of the County Zoning Ordinance.
2. Oil development permits shall be conditioned to minimize or avoid truck traffic impacts on the Community of Piru. Oil operators should consider alternate traffic routes or traffic mitigations such as centrifuging drilling wastes, pipelines and/or wastewater injection wells.

3. Electric production equipment shall be used where practical to alleviate pollution from internal combustion engines.
4. All production sites shall be screened from any public road, or residence located within 500 yards by natural terrain or vegetation which will reach the height of production equipment within five years.
5. Existing "blanket" oil permits which allow unlimited drilling shall be modified on a case-by-case basis, as problems occur and as opportunities arise, so that new wells will be subject to environmental and jurisdictional review.
6. There shall be no oil refining in the Piru Area of Interest.

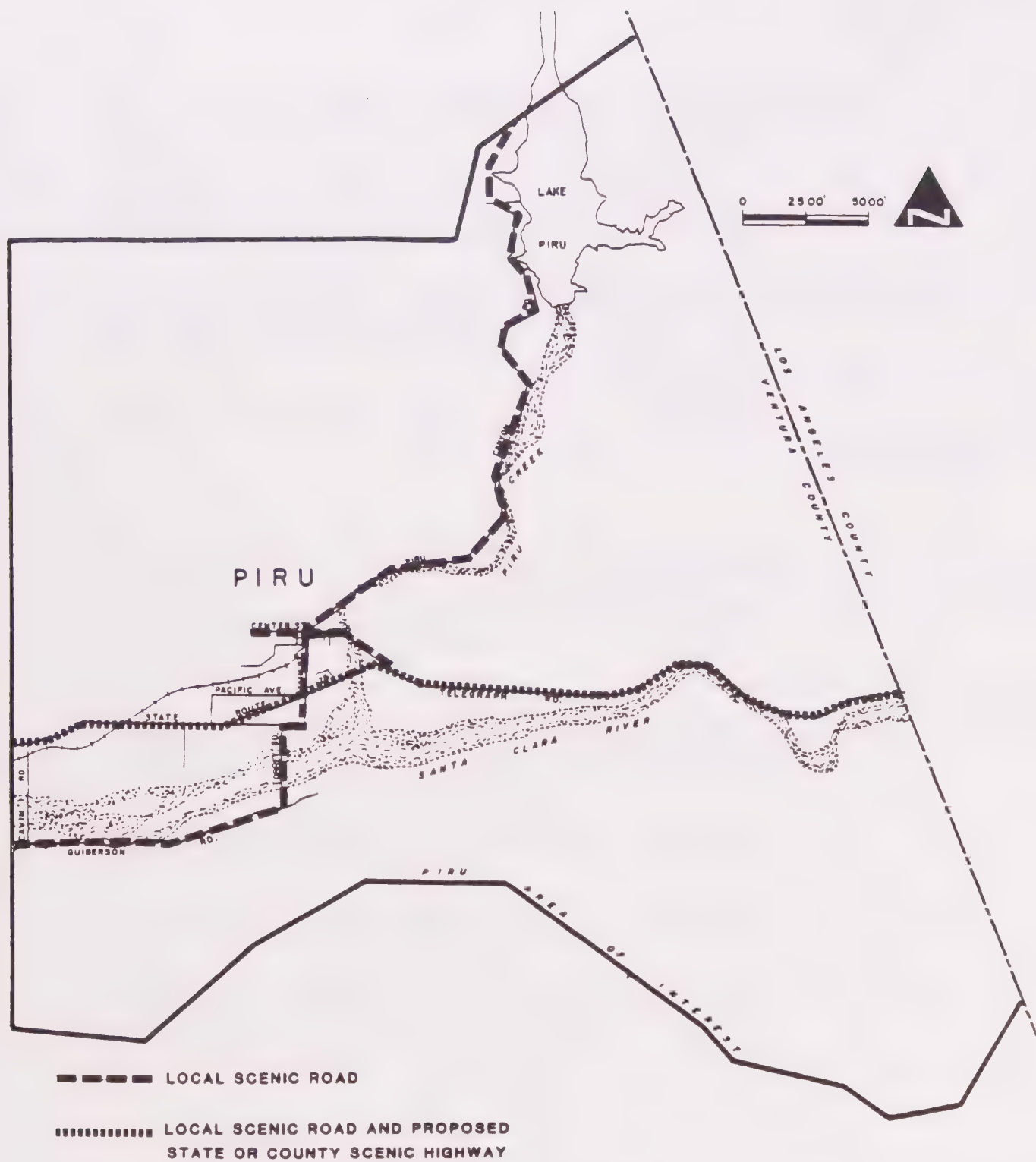
1.3 SCENIC RESOURCES

1.3.1 *Goals*

1. To protect the significant open views and vistas of the natural features endemic to the Piru Area of Interest.
2. To protect certain important views which lend identity to Piru, or which have been historically enjoyed by the residents.

1.3.2 *Policies and Programs*

1. Discretionary permits involving excessive and unsightly terracing, grading of hillsides and development which will obscure or alter public views of the natural ridgelines shall be prohibited.
2. Developers shall be encouraged to provide adequate open space which respects natural features and scenic qualities.
3. Discretionary development which would obscure public views of the Piru Mansion shall be discouraged.
4. State Highway 126, Main Street, Center Street, Piru Canyon Road, Guiberson Road, and Torrey Road, are hereby designated as Local Scenic Roads (see Figure 2). Discretionary permits located within view of a Local Scenic Road shall be reviewed for compliance with the following criteria:
 - (a) Billboards and pole signs shall be prohibited.
 - (b) Outside storage shall be landscaped and/or screened from public view.
 - (c) Existing healthy, mature trees shall be retained, where feasible.
 - (d) Development shall be designed to be in harmony with the surrounding area.
5. The County Planning Division shall investigate the possibility of designating State Highway 126 as a County or State Scenic Highway due to its significance as a regional scenic corridor. This program would require a



SOURCE: RESOURCE MANAGEMENT AGENCY
DATE: SEPTEMBER 1986

PIRU AREA PLAN SCENIC ROADWAYS

FIGURE 2

survey of State Highway 126, development of a scenic highway ordinance and coordination with the State of California Department of Transportation to achieve State Scenic Highway designation (FY 1986-1987).

6. The viewshed to the highest ridgeline surrounding Lake Piru shall continue to be designated as a Scenic Resource Protection Zone. Within this viewshed, the following requirements shall apply:
 - (a) Any request for significant grading shall be evaluated by application for a Planning Director approved Conditional Use Permit.
 - (b) No hardwood tree shall be removed, damaged or destroyed without a tree permit.
 - (c) No off-site advertising signs shall be permitted.
 - (d) Any required landscaping shall utilize native species endemic to the area where feasible.
 - (e) No new use shall be inaugurated which could significantly contribute to the degradation or destruction of the scenic resource.

1.4 CULTURAL RESOURCES

1.4.1 *Goals*

1. To preserve and to protect the cultural resources of Piru and its Area of Interest, including archaeological and historical properties, and unique, ethnic and social values.
2. To promote historic preservation programs which recognize cultural resources as central to an understanding of community history and character and necessary for the cultural persistence of contemporary peoples.

1.4.2 *Policies and Programs*

1. Important local landmarks such as the Piru Mansion, Piru Methodist Church, Lechler's Museum, Juan Fustero Historical Marker, Round Rock Rest Home, Piru Cemetery (including the cross above the cemetery), Old Center Street Bridge, Piru Train Bridge and Camulos Ranch (including the ranch cemetery, chapel and walnut tree) shall be preserved and protected where feasible for the benefit of future generations by designation of eligible properties as County Historic Landmarks.
2. All discretionary permits involving construction or earth movement within the Piru Area of Interest shall be reviewed by the Ventura County Archaeological Society, the United Southern Chumash Council and the Ventureno Chumash of Ventura. If the development is located within an archaeologically sensitive area, a field reconnaissance study shall be conducted by a County approved archaeologist to determine the potential for surface or subsurface cultural remains. A qualified archaeological observer and Indian representative shall be present during any trenching or earth movement at such sites. If artifacts of historical or archaeological significance are uncovered, the site

shall be preserved until the County Planning Division determines the proper disposition of the site based on a recommendation from a qualified archaeologist and the local Chumash Indian Community.

3. Discretionary development shall be encouraged to adopt architectural designs which reflect cultural traditions native to the area.

1.5 BIOLOGICAL RESOURCES

1.5.1 Goals

1. To protect and enhance the significant biological resources in the Piru area.
2. To protect the Piru Creek wildlife migration corridor between the Los Padres Forest on the north and the Santa Clara River and Oak Ridge Big Mountain habitat on the south.
3. To encourage and support the management policies of the U.S. Fish and Wildlife Services, California Department of Fish and Game and the Los Padres National Forest in its attempt to preserve and protect the California Condor and its habitat.

1.5.2 Policies and Programs

1. All discretionary permits in Open Space designated areas shall be consistent with the preservation and development of an environment suitable to wildlife and flora indigenous to the area.
2. All discretionary development located within 100 feet of Piru Creek or the Santa Clara River shall be sited and designed to prevent impacts which would significantly degrade riparian habitats. Discretionary projects located within or adjacent to these watercourses shall be conditioned to dedicate wildlife corridor easements if deemed necessary by the County to protect biological resources.
3. The California Department of Fish and Game, the U.S. Fish and Wildlife Service and the National Audubon Society at the Condor Research Center shall be consulted when discretionary development proposals are submitted which may affect biological resources.

1.6 ENERGY

1.6.1 Goals

1. To create a land use pattern which minimizes energy consumption.
2. To encourage the use of alternative sources of energy within new development.
3. To encourage the employment of energy conservation techniques in new development.

1.6.2 *Policy and Program*

1. New discretionary development shall be required to submit an energy conservation plan which shall demonstrate energy savings over conventional construction (e.g., by use of solar energy or other means).

1.7 **AIR QUALITY**

1.7.1 *Goals*

1. To promote a level of air quality which protects the public health, safety, and welfare and meets or surpasses State and Federal Primary and Secondary Standards.
2. To ensure that any adverse air quality impacts resulting from commercial, industrial or residential development are mitigated to insignificant levels and that such development is consistent with the Ventura County Air Quality Management Plan.

1.7.2 *Policies and Programs*

1. Projects which could have significant adverse air quality impacts shall be conditioned to avoid, minimize or compensate for the air quality impact. Projects which are inconsistent with the Air Quality Management Plan (AQMP) shall be prohibited.
2. Projects subject to Air Pollution Control District (APCD) permit authority shall comply with all applicable APCD rules and permit requirements, including using the best available control technology (BACT) as determined by the APCD. Developers shall be encouraged to employ innovative technology, in order to minimize area pollution impacts.
3. Where deemed necessary by the APCD, development projects shall be required to submit a Transportation Systems Management (TSM) Plan in accordance with the requirements of the APCD.
4. Bike lanes, bicycle parking programs, solar water heating, solar space heating, and home delivery service programs and all other feasible air pollutant mitigation measures shall be encouraged in conjunction with discretionary development permits.
5. Drive-up facilities for restaurants, banks and similar businesses shall be discouraged.

1.8 **AGRICULTURAL SOILS AND HILLSIDE EROSION**

1.8.1 *Goals*

1. To promote the conservation of soils classified as "Prime" or of "Statewide Importance" as a valuable natural resource.

2. To control erosion and production of sediment, and to reduce environmental damage from hillside development.

1.8.2 *Policies and Programs*

1. Discretionary permits located on land designated as "Prime" or "Statewide Significance" by the State's Important Farmlands Inventory shall be planned and designed to remove as little land from agricultural production as possible and minimize impacts on topsoil.
2. Agricultural grading shall be regulated by the County's Hillside Erosion Control Ordinance.
3. A Hillside Erosion Control Plan shall be required of all discretionary development within the Piru Area of Interest located within the "critical erosion area" (designated on the Erosion Hazard Maps of the County's General Plan). Said plans shall be reviewed by the Resource Conservation District to ensure that best management practices are utilized to avoid soil erosion and related environmental damage (ongoing program).

1.9 WATER

1.9.1 *Goals*

1. To protect and enhance the water resources in the Piru Area of Interest.
2. To encourage the maintenance of aquifer recharge operations at the Piru Spreading Grounds.
3. To encourage employment of water conservation techniques in new construction.

1.9.2 *Policies and Programs*

1. Lake Piru shall be managed for multiple purposes, where appropriate (e.g., water conservation, flood control, recreation and hydroelectric generation).
2. Developers of discretionary projects shall be required to submit a water conservation plan which should include consideration of low water usage landscape plants and irrigation systems and/or low water usage plumbing fixtures and other measures designed to reduce project water usage.
3. All discretionary permits shall be reviewed for consistency with the goals, objectives and policies of the County's Water Quality Management Plan.

2. HAZARDS AND CONSTRAINTS

2.1 SEISMIC AND GEOLOGIC HAZARDS

2.1.1 *Goal*

1. To protect the public and minimize public and private losses due to seismic and geologic hazards.

2.1.2 *Policies and Programs*

1. Developers shall provide all necessary information relative to seismic and geologic hazards which may affect their development proposals. Developers shall specify how they intend to alleviate identified hazards.
2. Development shall be prohibited in seismic and geologic hazard areas where hazards cannot be mitigated without significant adverse environmental effects or where public expenditures for mitigating would not be cost-effective.
3. A geologic-seismic investigation shall be performed and reports submitted for the following types of projects located within the Piru Area of Interest:
 - (a) Essential facilities (e.g., hospitals, schools, major utility facilities, trunk lines, and storage facilities, etc.)
 - (b) High occupancy buildings (e.g., theaters, churches, etc.)
 - (c) Major projects (e.g., multi-story residential buildings, large commercial and industrial buildings and facilities, etc.)
4. All new development shall be subject to the geologic and seismic requirements of the County's Building Code.

2.2 FLOOD HAZARDS

2.2.1 *Goals*

1. To protect the public and minimize public and private losses due to flood hazards.
2. To encourage the construction of adequate surface drainage and flood control facilities to serve the community.

2.2.2 *Policies and Programs*

1. New development located in the 100 year flood plain shall be regulated by the County's Flood Plain Management Ordinance.
2. New development shall be protected from flood hazards and shall be designed to avoid aggravating flood hazard to downstream properties in flood prone areas.

3. Discretionary development outside the floodway but within the 100 year floodplain (Flood Fringe area) as designated on the Flood Insurance Rate Maps prepared for the United States Department of Housing and Urban Development's Federal Insurance Administration, shall be permitted only if it can be shown through engineering analysis that such areas will be protected from a 100 year flood.
4. The County Public Works Department shall continue to monitor and maintain, as necessary, the existing Piru storm drain system that is within the County road right-of-way (Transportation Department) and County-owned Red Line Channels in the Piru Area of Interest (Flood Control and Water Resources Department). Improvements in the Piru area drainage systems shall be made to address deficiencies identified in the report on the Piru Master Drainage Plan (Koebig and Koebig, Inc., 1972). Such improvements shall be constructed concurrently with new development, or as funds become available and in conformity with County-wide priorities (ongoing program).
5. The County Sheriff's Department Office of Emergency Services Shall maintain (and update as necessary) an emergency warning and evacuation plan to protect Piru area citizens in the event of the imminent failure of Santa Felicia Dam at Lake Piru and other dams upstream on tributaries to the Santa Clara River (ongoing program).

2.3 FIRE HAZARDS

2.3.1 *Goals*

1. To protect the public and minimize public and private losses due to fire hazards.
2. To discourage development in High Fire Hazard Areas.
3. To support the Ventura County Fire Protection District and Los Padres National Forest controlled burn program as a wildfire prevention tool, along with fuel breaks and other fire prevention measures.

2.3.2 *Policies and Programs*

1. Discretionary development permits shall be conditioned to provide adequate water and access for fire fighting purposes. Such permits shall not be approved if the County Fire Prevention District cannot provide adequate response time for fire protection.
2. All discretionary permits in High Fire Hazard Areas shall be conditioned to utilize fire retardant or fire proof building materials.
3. Discretionary development in High Fire Hazard Areas shall be required to develop landscape plans utilizing fire retardant plant materials, cleared areas or other acceptable means of reducing fire hazards.

2.4 NOISE

2.4.1 *Goals*

1. To provide for a quiet environment through proper land use planning and permit conditioning.
2. To provide for a separation, where feasible, of noise sensitive uses and noise generating uses.

2.4.2 *Policies and Programs*

1. All discretionary permits shall be reviewed for noise compatibility with surrounding uses to protect residents and other noise sensitive uses from undesirable noise levels. If the Planning Division determines that a proposal involves potentially significant noise exposure to noise sensitive uses, a noise report shall be prepared by a qualified acoustical engineer as part of the project's environmental evaluation. The report shall include recommendations designed to eliminate or reduce the projected impacts.
2. Development proposals shall be subject to the policies and standards of the Noise Section of the Goals, Policies, Programs of the Ventura County General Plan. Noise levels for noise-sensitive uses proposed to be located near continuous noise-sensitive uses, shall conform to the specific noise standards of said section.
3. Noise sensitive uses shall be buffered from noise generating facilities (such as highways, railways, and commercial, industrial and parking areas) by the placement of walls, berms, the establishment of setbacks, greenbelts or other appropriate means.

3. LAND USE

3.1 URBAN FORM




3.1.1 *Goals*

1. To maintain the existing "rural," small community character of Piru.
2. To provide for a slow, even growth rate in a manner consistent with the ability of service agencies to provide quality services.
3. To ensure that existing and future land use patterns result in a cohesive and consolidated community.
4. To locate new development within a compact urban community and avoid encroaching on established agricultural operations.
5. To provide a balance of industry, commerce, recreation and housing in order to encourage a sound economic base and afford opportunities to live, work, shop and play within the Community.
6. To encourage the revitalization and rehabilitation of substandard or deteriorated areas in the Piru Community.

3.1.2 *Policies and Programs*

1. All zoning and development shall be in conformance with the Land Use Maps which has been designed to reflect the above goals and objectives (see Figures 3 and 4). The Zoning Compatibility Matrix (Figure 6) indicates the zones which are consistent with the various Area Plan land use categories.
2. In case of reasonable doubt as to the precise alignment of land use boundaries on the Land Use Plan map (Figures 3 and 4), the Planning Director is authorized to determine the precise boundary locations. Such determinations must comply with the goals and policies which are set forth in the written text of the Piru Area Plan. Determinations shall be graphically portrayed on the adopted Land Use Plan map. In granting the Planning Director such powers, it is understood that any interested party may appeal his or her decision to the Planning Commission and subsequently to the Board of Supervisors (Ventura County Ordinance Code, Division 8, Chapter 1, Article 11) and may also file for a General Plan amendment. It is further understood that the Planning Commission and the Board of Supervisors shall be informed of any specific boundary determination made by the Planning Director.
3. Large development projects shall submit phasing plans designed to spread development impacts over time.
4. Outward expansion of the urban boundary, as delineated on the Land Use Map (Figure 4), shall be discouraged when suitable developable areas exist within the Piru Community.



-  URBAN / EXISTING COMMUNITY
(See Land Use Plan for the Piru Community)
-  AGRICULTURE (40 Acre Minimum Lot Size)
-  OPEN SPACE (80 Acre Minimum Lot Size)

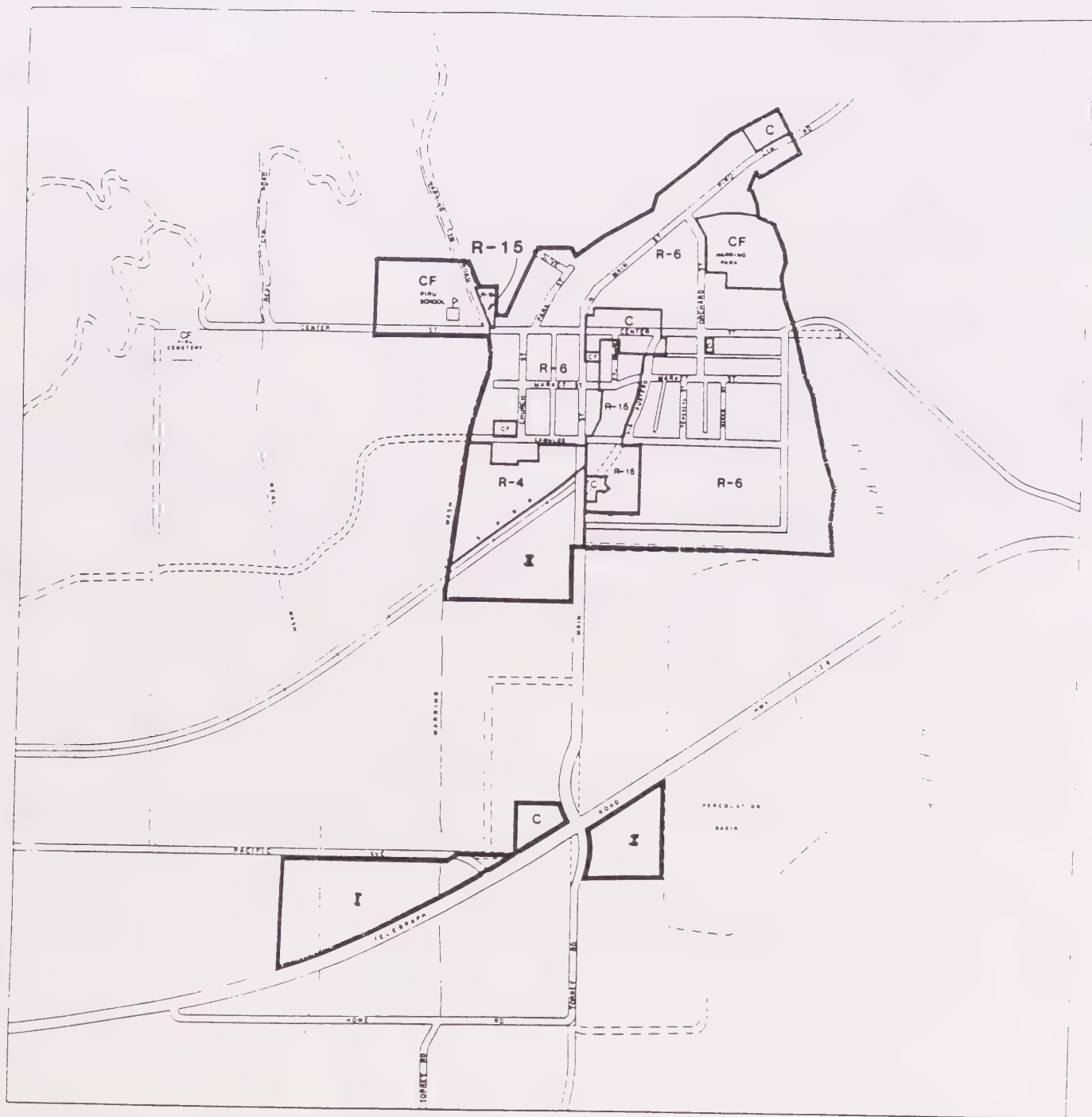


SOURCE: RESOURCE MANAGEMENT AGENCY

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LAND USE PLAN FOR THE PIRU AREA OF INTEREST

FIGURE 3



- R-4** RESIDENTIAL 2-4 DWELLING UNITS PER ACRE
- R-6** RESIDENTIAL 4-6 DWELLING UNITS PER ACRE
- R-15** RESIDENTIAL 10-15 DWELLING UNITS PER ACRE
- C** COMMERCIAL
- I** INDUSTRIAL
- CF** COMMUNITY FACILITIES
- PIRU URBAN BOUNDARY



LAND USE PLAN FOR THE PIRU COMMUNITY

SOURCE: RESOURCE MANAGEMENT AGENCY

FIGURE 4

Rev. 12-17-92

5. Social, physical and economic impacts shall be considered prior to the determination of the suitability and appropriateness of new development within the Piru Community.
6. New development or redevelopment shall be encouraged to adopt an architectural style which will reflect cultural traditions native to the area and will complement and maintain the Community's unique early 20th century rural town identity.
7. The Piru Neighborhood Council shall continue to be the Board of Supervisors' designated public review group, authorized to review all discretionary land use entitlements proposed within the Community of Piru to ensure community design standards are adhered to, and neighborhood compatibility issues are addressed.
8. The Piru Area Plan shall be reviewed by the County Planning Division and the Piru Neighborhood Council concurrently with any major General Plan amendments in the Piru area. The purpose of such review is to bring the Plan up-to-date, to reflect any changes in County-wide policies and to ensure that the goals, policies and programs of the Piru Area Plan continue to reflect community standards. Absent such General Plan amendment, the Planning Division is directed to initiate a review of the Piru Area Plan at least once every five years.

3.2 COMMERCIAL

3.2.1 *Goals*

1. To provide commercial uses which meet the shopping and service needs of the Community of Piru and Lake Piru visitors.
2. To locate and design commercial land uses so as to minimize land use incompatibility with residential land uses.
3. To concentrate commercial land uses within existing commercial areas in order to minimize land use incompatibility.

3.2.2 *Policies and Programs*

1. Commercial development shall be located in conformance with the Land Use Map which has been developed in accordance with the above goals and objectives (see Figure 4).
2. New neighborhood commercial development shall be encouraged to locate within existing commercial areas on Center Street between Main Street and Via Fustero.
3. New highway oriented development shall be confined to the existing commercial area at Main Street and Telegraph.

4. Commercial uses which serve Lake Piru visitors shall be required to locate within existing commercial areas.
5. Necessary service and retail establishments not currently located in the Piru community shall be encouraged to locate there, providing community make-up or market data indicates a need.
6. Commercial zoned acreage necessary to serve the needs of the residents of Piru shall be provided at an approximate ratio of four acres per 1,000 population.
7. The television and motion picture industry shall be encouraged to continue using Piru as a setting for movies and television shows.
8. Commercial development or redevelopment shall be encouraged to adopt an architectural style which will complement and maintain the community's unique early 20th century rural town identity.
9. Neighborhood commercial development shall be encouraged to develop designs which will promote ease of pedestrian access in order to encourage walk-in business.
10. All exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced, and off-site glare is fully controlled.
11. New strip commercial development shall be discouraged; existing strip commercial development shall be encouraged to consolidate driveways, parking lots, and landscaped areas.
12. New commercial development shall be subject to the Planned Development or Conditional Use Permit Process to assure compatibility with adjacent land uses. Such review shall give careful attention to landscaping, signing, access, site and building design, drainage, on-site parking and circulation, fencing and mitigation of nuisance factors.

3.3 INDUSTRIAL

3.3.1 *Goals*

1. To provide industrial uses to meet the service and employment needs of the Piru Community.
2. To locate and design industrial land uses so as to minimize land use incompatibility with residential land uses.

3.3.2 *Policies and Programs*

1. Industrial development shall be located in conformance with the Land Use Map which has been developed in accordance with the above goals and objectives (see Figure 4).
2. Industrial uses shall be confined to locations adjacent to State Highway 126 and/or rail lines.

FIGURE 5

SUMMARY TABLE
BUILDING INTENSITY/POPULATION DENSITY STANDARDS

PIRU AREA PLAN

RESIDENTIAL

<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Maximum Intensity (DU/Ac)*</u>	<u>DU's</u>	<u>Average Pop/DU**</u>	<u>Population</u>	<u>Average Pop. Density (Pop/Acre)</u>
Resid. 2-4	10.0	36%	4.00	40	3.18	127	12.72
Resid. 4-6	92.0	45%	6.00	570	3.18	1,813	19.08
Resid. 10-15	9.0	55%	15.00	125	3.18	397	44.11
Agricultural	5,275.0	5%***	0.03	32	3.18	102	0.08
Open Space 80 AC	<u>37,500.0</u>	5%***	0.10	<u>120</u>	3.18	<u>382</u>	0.32
Totals	42,886.0			887		2,821	

COMMERCIAL/INDUSTRIAL

<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Projected Floor Area (x1000 SF)</u>	<u>Average Employees/ 1000 SF</u>	<u>Employees</u>	<u>Average Employees/Acre</u>
Commercial	8.0	60%	52	2.0	104	13.0
Industrial	39.0	50%	340	2.0	680	17.4
Public	<u>21.0</u>	60%	<u>91</u>	1.0	<u>91</u>	4.3
Totals	68.0		483		875	

* Excludes second dwelling units per Section 65852.2 of the State Government Code.

** Year 2000 Forecast for Piru Growth Area.

*** Excludes greenhouses, hothouses, and the like. For nonconforming lots, maximum building coverage shall be 2,500 square feet, plus 1 square foot for each 22.3 square feet of lot area over 5,000 square feet.

County Planning Division

R. 11/17/92

(X U) = X UNITS PER
ACRE MAXIMUM

3. Industrial zoned acreage shall be provided at an approximate ratio of 19 acres of industrial land per 1,000 population.
4. All exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced, and off-site glare is fully controlled.
5. New industrial development shall be subject to the Planned Development or Conditional Use Permit process to assure compatibility with adjacent land uses. Such review shall give careful attention to landscaping, signing, access, site and building design, drainage, on-site parking and circulation, fencing and mitigation of nuisance factors.
6. Hazardous materials and wastes shall be stored, handled and disposed in a manner approved by the Environmental Health Division.

3.4 RESIDENTIAL

3.4.1 Goals

1. To promote a diversity of housing types, tenure, and price in order to provide a variety of housing options for Piru citizens and increase housing opportunities for persons of all income levels.
2. To strive for a reasonable (three percent) vacancy rate in both rental and ownership housing in Piru.
3. To improve the condition of existing substandard housing and housing otherwise in need of rehabilitation.

3.4.2 Policies and Programs

1. Residential development shall be located in conformance with the Land Use Maps (see Figures 3 and 4) which has been developed in accordance with the above goals and objectives.
2. Residential development in the Piru Community shall be directed toward an approximate overall 85% single family/15% multiple family mix based on housing units.
3. Residential developers shall be encouraged to provide a variety of housing densities within large developments.
4. Discretionary residential development shall be conditioned to incorporate good design standards and maintain the character of the Piru community. Design standards include open space, landscaping, circulation, off-street parking, energy efficiency, architectural compatibility with the surroundings, etc.
5. Discretionary residential development shall be designed to provide a harmonious relationship between adjoining uses, natural features and the total environment.

6. Well-designed low-income housing shall be encouraged in accordance with demand.
7. The utilization of manufactured homes in the Piru Community shall be encouraged where feasible.
8. The Area Housing Authority shall continue to administer the Home Improvement Program (funded by Community Development Block Grant) to provide low interest loans, deferred payment loans and grants to low income home owners in Piru for the purpose of rehabilitating substandard or deteriorated housing.

3.5 AGRICULTURE AND OPEN SPACE

3.5.1 *Goals*

1. To maintain the bulk of the Piru Area of Interest in Agriculture or Open Space as a means of retaining the existing rural scenic character and limiting urbanization in areas which are unsuited to more intensive development due to the presence of physical hazards and development constraints, the necessity to protect natural resources, and the lack of public services and facilities required to support higher densities.
2. To encourage and maintain agricultural operations in order to promote the farm based economy within the Piru Area of Interest.
3. To guide growth into developed areas and discourage the conversion of viable agricultural operations to urban uses.
4. To encourage owners of qualified agricultural property to file for Land Conservation Act (LCA) contracts and to discourage their cancellation or non-renewal.

3.5.2 *Policies and Programs*

1. Agricultural and Open Space shall be located in conformance with the Land Use Map which has been developed in accordance with the above goals and objectives (see Figure 3).
2. Land outside the Piru urban community shall be designated as Open Space or Agricultural.
3. All discretionary development shall be reviewed to ensure that impacts on agriculture are minimized.
4. The County Agricultural Department, Farm and Home Advisor and the Resource Conservation District shall continue education programs for farmers and ranchers and shall encourage the development and implementation of best management systems, stressing application of biological and cultural pest control techniques with selective pesticides when necessary to achieve acceptable levels of control with the least possible harm to non-target organisms and the environment (ongoing program).

5. At the request of the City of Fillmore, the Planning Division shall work with the City of Fillmore to establish a greenbelt between the City of Fillmore and the Los Angeles County Line.
6. Applicants for discretionary farmworker housing projects shall be required to demonstrate a bonafide agricultural need for the proposed farmworker/resident(s). Such projects shall be limited to no more than two farmwork dwellings per 40 acres of land used for farming, and no more than 10 farmworker dwelling units per site. This policy shall not apply if the Board of Supervisors adopts a comprehensive County-wide farmworker housing policy.

4. PUBLIC FACILITIES AND SERVICES

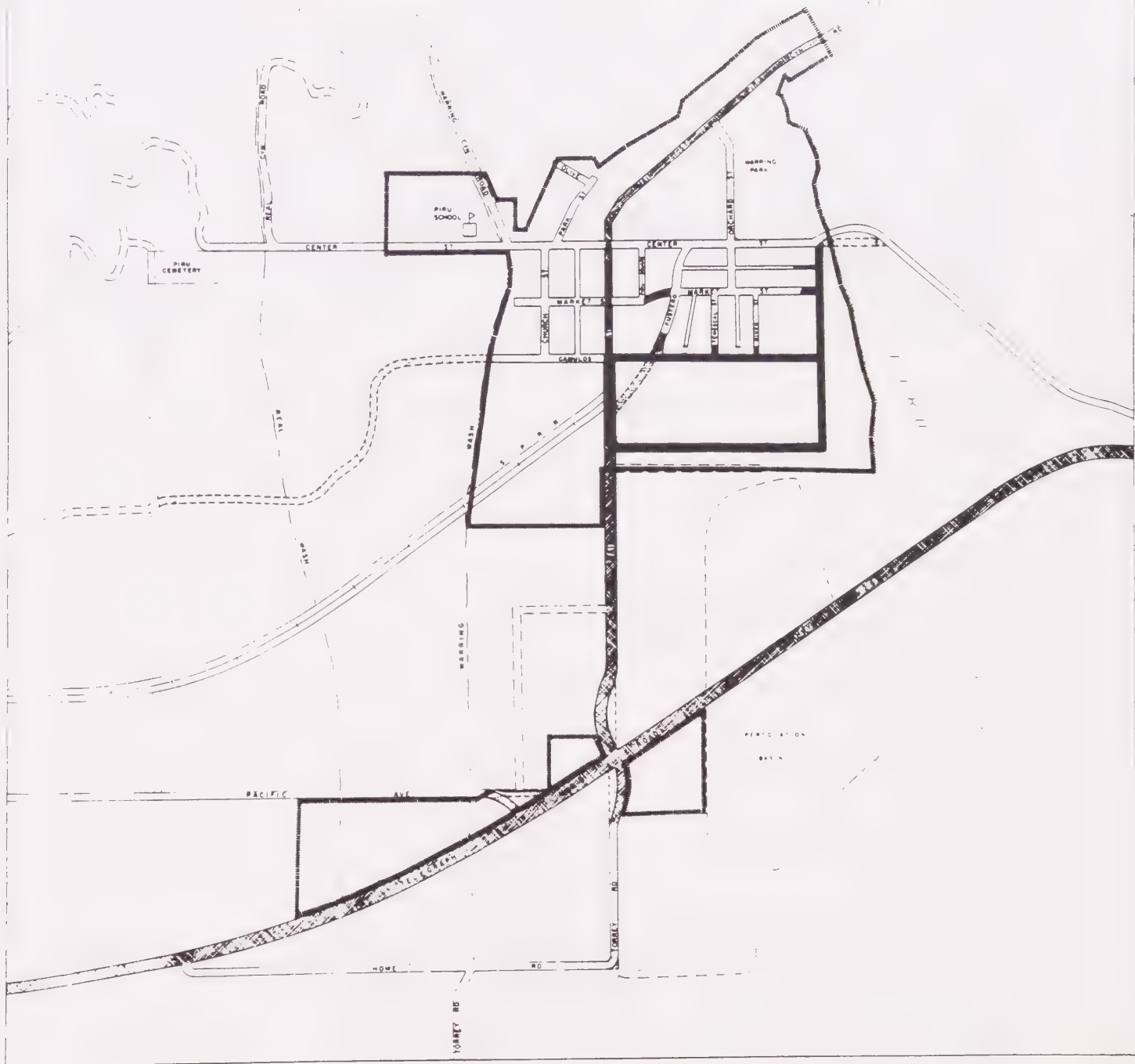
4.1 TRANSPORTATION AND CIRCULATION

4.1.1 *Goals*

1. To ensure an adequate circulation and transportation system to serve the needs of the existing and future residents of Piru.
2. To ensure that new development ties into the existing primary circulation system by an adequate collector street network.
3. To provide safe pedestrian and bicycle pathways throughout the Community.
4. To distribute the cost of circulation improvements equitably among benefitting property owners and users.
5. To encourage expanded commercial bus service to and from Piru.

4.1.2 *Policies and Programs*

1. All road improvements shall be in conformance with the Circulation Map which has been designed to reflect the above goals and objectives (see Figure 7 and 8).
2. Discretionary permits shall be conditioned to dedicate land and/or construct road improvements as needed to meet County standards for street development and planned future roads as identified in the Circulation Map (ongoing program).
3. The Public Works Agency shall establish an Area of Contribution Program for Piru in order to fund proposed roadway improvements shown on the Circulation Map. Through this program all discretionary permits which benefit from transportation improvements shall be conditioned to pay a fair share of the costs through the assessment of fees on new development based on the anticipated number of vehicle trips per day generated (ongoing program).
4. The County Public Works Agency, in consultation with the Piru Neighborhood Council, shall develop a program for the construction, maintenance and repair of sidewalks within the Community of Piru. Said program shall include consideration of funding mechanisms such as the creation of a special assessment district. Public Works shall evaluate means to make the cost of this program affordable to Piru residents by utilizing local volunteer labor (if feasible) and by extending the payback period over a long period of time. This program shall be initiated when property owners representing 60% of all property within the Piru Community, (or 60% of the linear frontage on each block proposed to be included in this program), sign a petition requesting that sidewalks be installed.



EXISTING ROAD TO BE WIDENED OR REALIGNED

PROPOSED NEW ROAD

EXISTING ROAD TO BE VACATED

PIRU URBAN BOUNDARY

SOURCE: RESOURCE MANAGEMENT AGENCY

DATE: Rev. 11-17-92

CIRCULATION PLAN

FIGURE 7

FIGURE 8

DESCRIPTION OF PROPOSED CIRCULATION IMPROVEMENTS

State Highway 126: To be widened to four lanes by CALTRANS. (Funding: State of California).

Main Street: (a) Intersection with State Highway 126 to be realigned to create a right angle intersection. (Funding: Area of Contribution, Conditioning of adjacent discretionary development and discretionary permits utilizing Main Street). (b) Road segment between State Highway 126 and Camulos Street to be widened to four lanes to provide adequate traffic access between Highway 126 and the Community to accommodate all existing and proposed development. (Funding: Area of Contribution and conditioning of discretionary permits utilizing Main Street). (c) Road segment between Camulos Street and northern community boundary to widen pavement to approximately 40 feet to accommodate large vehicle movement. (Funding: Area of Contribution and conditioning of discretionary permits utilizing Main Street). (d) Traffic signal to be located at the intersection with State Highway 126 when traffic studies indicate such signal is warranted. (Funding: Area of Contribution and conditioning of discretionary permits utilizing Main Street).

Pacific Avenue: Intersection with State Highway 126 to be realigned to create right angle intersection. (Funding: Conditioning of adjacent discretionary development).

Camulos Street: (a) To be extended east of Main Street to connect with a new collector street extending south from Center Street to provide improved east west traffic circulation within the Community and to provide an adequate collector system for development planned in this area. (Funding: Conditioning of adjacent discretionary development). (b) Road segment west of Warring Wash to be vacated.

New Collector Streets: To be extended south from Center Street from the vicinity of the Center Street Bridge and connecting with a second new collector street extending east from Main Street in the vicinity of the Packing Plant to provide an adequate collector system for development planned in this area. (Funding: Conditioning of adjacent discretionary development).

Market Street: To be extended from Piru Square to Via Fustero to improve east west traffic circulation within the Community. (Funding: Conditioning of adjacent discretionary development).

Orchard/Center Streets: (a) Northeast corner of Orchard and Center Streets curve radius to be widened to accommodate large vehicle movement. (Funding: Area of Contribution, conditioning of discretionary permits). (b) Old Center Street Bridge to be vacated.

Via Fustero: (a) Intersection with Camulos Street extension to be aligned to create a right angle intersection. (Funding: Conditioning of adjacent discretionary development). (b) Road segment between Main Street and Camulos Street extension to be abandoned).

Torrey Road: (a) Intersection with State Highway 126 to be realigned to create a right angle intersection. (Funding: Conditioning of adjacent discretionary development and discretionary permits utilizing Torrey Road). (b) Curve radius at the northwest corner of Torrey Road and Howe Road intersection to be widened to accommodate large vehicle movement. (Funding: Conditioning of discretionary permits utilizing Torrey Road). (c) Traffic signal to be located at intersection with State Highway 126 when traffic studies indicate such signal is warranted. (Funding: Area of Contribution and conditioning of discretionary permits utilizing Torrey Road).

Sidewalks: Sidewalks and/or curbs and gutters to be installed throughout the Community as needed, or on selective streets as determined by petition of the Community. (Funding: Special Assessment District).

General Notes: (a) New road alignments are conceptual. Final design shall be subject to Public Works approval. (b) Funding for road improvements shall be augmented by other sources such as State and Federal grants, and the County Road Fund when funds are available and in accordance with County-wide priorities. In addition, any discretionary development, whether located within the specific Area of Contribution or not, shall be conditioned to contribute toward road improvements from which they derive benefits.

5. Discretionary development shall be planned to facilitate pedestrian, bicycle, transit, as well as automobile access, both within and outside the development.
6. Discretionary development adjacent to State Highway 126 shall be designed to consolidate driveways and access points, wherever possible, in order to minimize traffic disruption on this major arterial.
7. The County Planning Division and Public Works Agency shall continue to provide input to the State Highway 126 planning process to ensure that the planned widening of Highway 126 addresses Piru area circulation concerns and needs.
8. Discretionary development projects shall be encouraged to provide secure bicycle parking facilities.
9. Discretionary development projects shall be encouraged to provide incentives to transit use (e.g., provide bus passes for their employees, residents or clients; establish a subscription bus service, or participate in car pool/van pool programs).

4.2 EDUCATION

4.2.1 *Goals*

1. To ensure a quality education for the children of Piru.
2. To minimize overcrowding in the schools serving Piru.
3. To ensure that adequate facilities and materials exist to provide high quality education in Piru.

4.2.2 *Policies and Programs*

1. The County Planning Division shall coordinate an exchange of information with the Fillmore Unified School District regarding school needs and new residential development (ongoing program).
2. Residential development fees (Ventura County Ordinance Code, Section 8911 et. seq.) shall be used to provide necessary school facilities where findings of existing or potential overcrowding have been made.
3. The Fillmore Unified School District shall be encouraged to utilize school facilities during off-school hours as appropriate for community meeting space, recreation and other compatible functions.

4.3 LAW ENFORCEMENT

4.3.1 *Policies and Programs*

1. The Sheriff's Department shall continue to review discretionary permits to ensure that an adequate level of law enforcement can be provided (ongoing program).

2. Discretionary development projects shall be conditioned to provide adequate site security during the construction phase (e.g., licensed security guard and/or fencing around the construction site, and all construction equipment, tools, and appliances to be properly secured and serial numbers recorded for identification purposes).
3. Discretionary development projects shall be condition to provide adequate securing lighting (e.g., parking lots to be well lighted with a minimum one foot candle of light at ground level, lighting devices to be protected from the elements and constructed of vandal resistant materials and located high enough to discourage anyone on the ground from tampering with them).
4. Discretionary development permits shall be conditioned to avoid landscaping which interferes with police surveillance (e.g., landscaping must not cover any exterior door or window, landscaping at entrances and exits or at any parking lot intersection must not block or screen the view of a seated driver from another moving vehicle or pedestrian, trees must not be placed underneath any overhead light fixture which would cause a loss of light at ground level).
5. Crime prevention programs such as the Neighborhood Watch Program shall be encouraged by the County Sheriff's Office within the Community of Piru (ongoing program).
6. The County Sheriff's Department shall support and promote efforts to organize neighborhood, rural, and industrial crime prevention techniques and conducts residential security surveys and public awareness programs (ongoing program).

4.4 FIRE PROTECTION

4.4.1 Goals

1. To ensure that an adequate level of fire protection is provided within the Piru Area of Interest.
2. To encourage the upgrading of the Warring Water Service system to meet minimum fire flow standards in all areas of the system.

4.4.2 Policies and Programs

1. The County Fire Protection District Bureau of Fire Prevention shall continue to review all new development to ensure that an adequate level of fire protection can be provided (ongoing program).
2. Discretionary development shall be permitted only if adequate water supply, access and response time for fire protection can be made available.

4.5 DOMESTIC WATER SUPPLY

4.5.1 *Goal*

1. To ensure that adequate quantity and quality of water will be available to all residents, commercial and industrial users, and agricultural operations, in Piru.

4.5.2 *Policy and Program*

1. All new development within the Piru Community shall be required to obtain an availability letter from a County or State of California Department of Public Health approved water purveyor prior to project application.

4.6 SANITATION SERVICES

4.6.1 *Goals*

1. To ensure that wastewater treatment capacity is reserved at the Piru treatment plant for existing and potential development consistent with this Plan.
2. To encourage recycling of solid waste materials.

4.6.2 *Policies and Programs*

1. All new development within the Piru Community shall be connected to the sewer system. A sewer availability letter shall be obtained from Waterworks District #16 prior to project application.
2. Any modification of the Piru sewage treatment plant shall be consistent with the County's Water Quality Management Plan and shall consider the feasibility of wastewater reclamation.
3. Any waste disposal capacity in the Piru Treatment Plan, in excess of that required to service the existing and planned development in the Piru Community, shall be reserved to allow for the orderly expansion of the Piru Community, consistent with the Land Use Plan for the Piru Community (Figure 4) as it may be amended in the future.

4.7 RECREATION

4.7.1 *Goals*

1. To provide a range of recreational opportunities and programs which are easily accessible to the residents of Piru.
2. To encourage cooperation of the School District in providing facilities for recreational purposes.
3. To encourage new residential developments to provide recreational facilities for the population expected to be generated.

4.7.2 *Policies and Programs*

1. The General Services Agency shall take necessary steps to assure the expansion and development of Warring Park to meet the needs of residents of the Community of Piru.
2. The General Services Agency shall encourage service clubs, civic groups and individuals to help in the development of recreational facilities.
3. Limited expansion of recreational facilities at Lake Piru shall be encouraged, consistent with the open space character of the area.
4. Fillmore Unified School District shall be encouraged to jointly develop and use school property for recreational purposes.
5. Planned Residential Development projects shall be conditioned to provide private recreation area within the development.
6. Subdivisions shall be conditioned to provide land and improvements for park and recreation facilities or shall pay in lieu, fees to help finance needed park and recreation facilities (e.g., the expansion and development of Warring Park).

4.8 GOVERNMENTAL ORGANIZATION

4.8.1 *Goal*

1. To provide opportunities for the citizens of Piru to take an active role in determining community affairs.

4.8.2 *Policies and Programs*

1. The Piru Neighborhood Council shall continue to be the Board of Supervisors' recognized public review group for the Piru Area of Interest. All applications for discretionary permits and all environmental documents for projects located within the Piru Area of Interest shall be distributed to the Piru Neighborhood Council.
2. All County departments shall make an effort to notify the Piru Neighborhood Council concerning issues and programs of importance to the Piru area prior to decisions being made regarding these matters.
3. The County Planning Division shall coordinate an information exchange with Los Angeles County to ensure that the Piru Neighborhood Council is informed of Projects planned by Los Angeles County which could adversely affect the Piru Area of Interest.

4. Upon receipt of a valid application, the Local Agency Formation Commission (LAFCO) shall evaluate the feasibility of forming a Community Services District (CSD) in Piru. Consideration shall be given to consolidating one or more of the following functions into the CSD: sanitation (Water Works District No. 16), domestic water supply, street lighting (County Service Area No. 14), sidewalks (proposed Special Assessment District), parks (currently administered by the County General Services Agency), and other functions as may be deemed appropriate.
5. If a community services district (CSD) is ultimately formed with an elected Board of Directors, the CSD board shall take the place of the Piru Neighborhood Council as the recognized public review group for review of discretionary permits.

4.9 SOCIAL WELFARE

4.9.1 *Goals*

1. To encourage the provision of essential services to the homeless, jobless, and others in urgent need of public assistance within the Piru Area of Interest.
2. To provide needed facilities for the elderly and handicapped.

4.9.2 *Policies and Programs*

1. The Public Social Services Agency shall continue to provide financial assistance, counseling and other critical services to persons and families in need.
2. The Office of the Chief Administrative Officer shall actively pursue federal and state grant programs with potential benefit to persons and families in need within the Piru Area of Interest.
3. Small residential care facilities for the elderly and handicapped shall be encouraged in the residential zones.
4. Existing facilities such as The Round Rock Rest Home shall be protected from the intrusion of incompatible land uses.
5. Small day care facilities shall be encouraged in the residential zones to provide necessary care for children of working parents.
6. Programs involving young adults in recreation or community service activities shall be encouraged.

GLOSSARY

Unless the context require otherwise, the definitions of words and terms provided in this section shall be used in interpreting this plan.

Development: Any use of land, any building, structure, or alteration of a building or structure as may be governed by the County's Zoning Ordinance.

Discretionary Development: Any development proposal, project or permit which requires the exercise of judgment, deliberation, or decision on the part of the decision-making authority in the process of approving or disapproving a particular activity, as distinguished from situations where the decision-making authority merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations.

High Fire Hazard Areas: Certain areas in the unincorporated territory of the County classified by the County Fire Protection District and defined as any areas within 500 feet of uncultivated brush, grass, or forest-covered land wherein authorized representatives of said District deem a potential fire hazard to exist due to the presence of such flammable material.

Pole Sign: Any freestanding business identification sign which is supported from the ground by one or more poles, posts and the like, as distinguished from a monument type sign where the sign vase is located on the ground.

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E. GLOSSARY

Unless the context requires otherwise, the definitions of words and terms provided in this section shall be used in interpreting this plan.

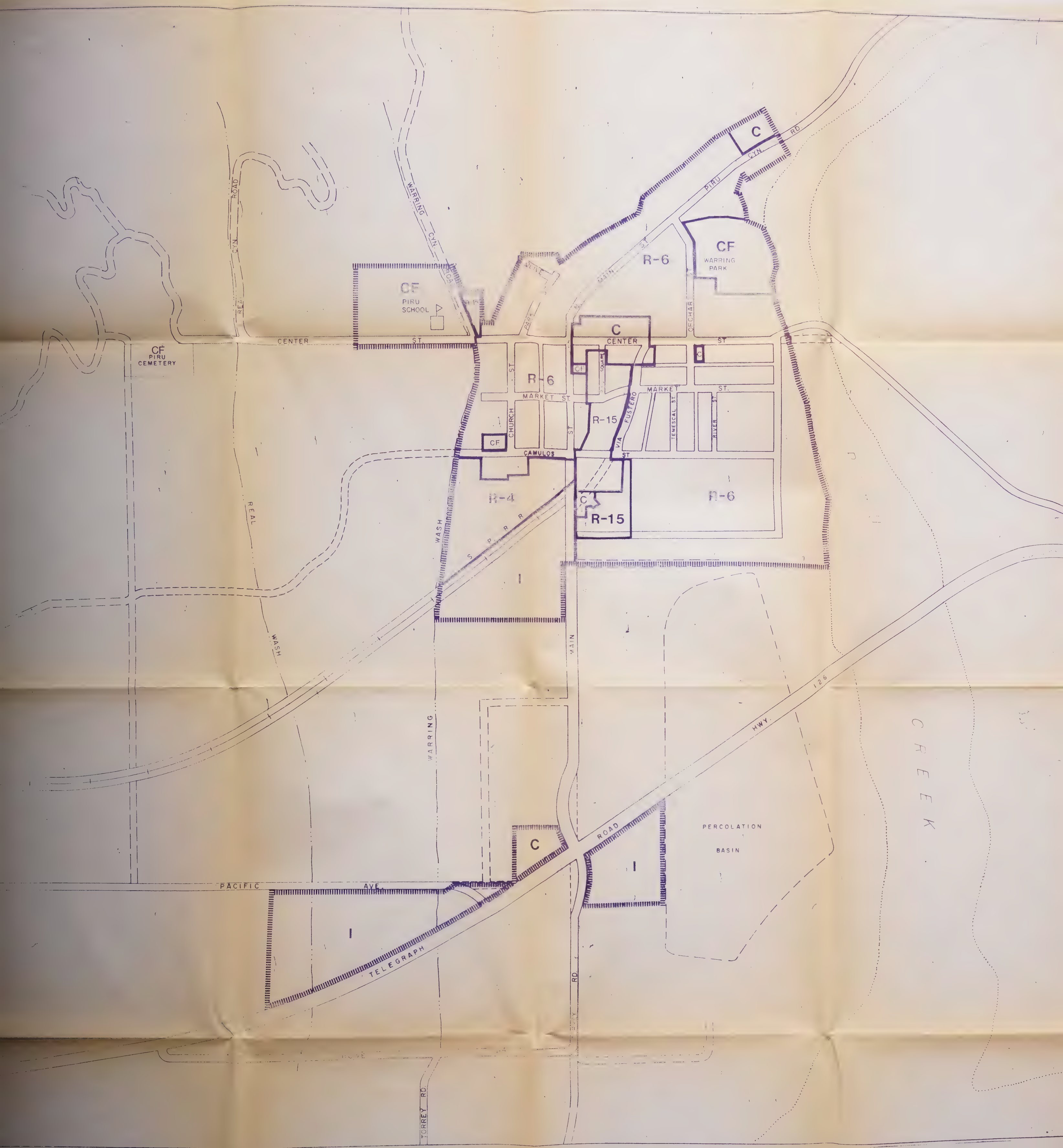
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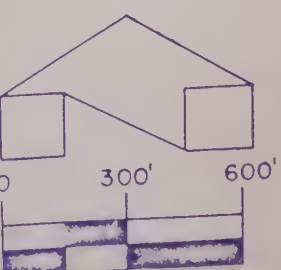
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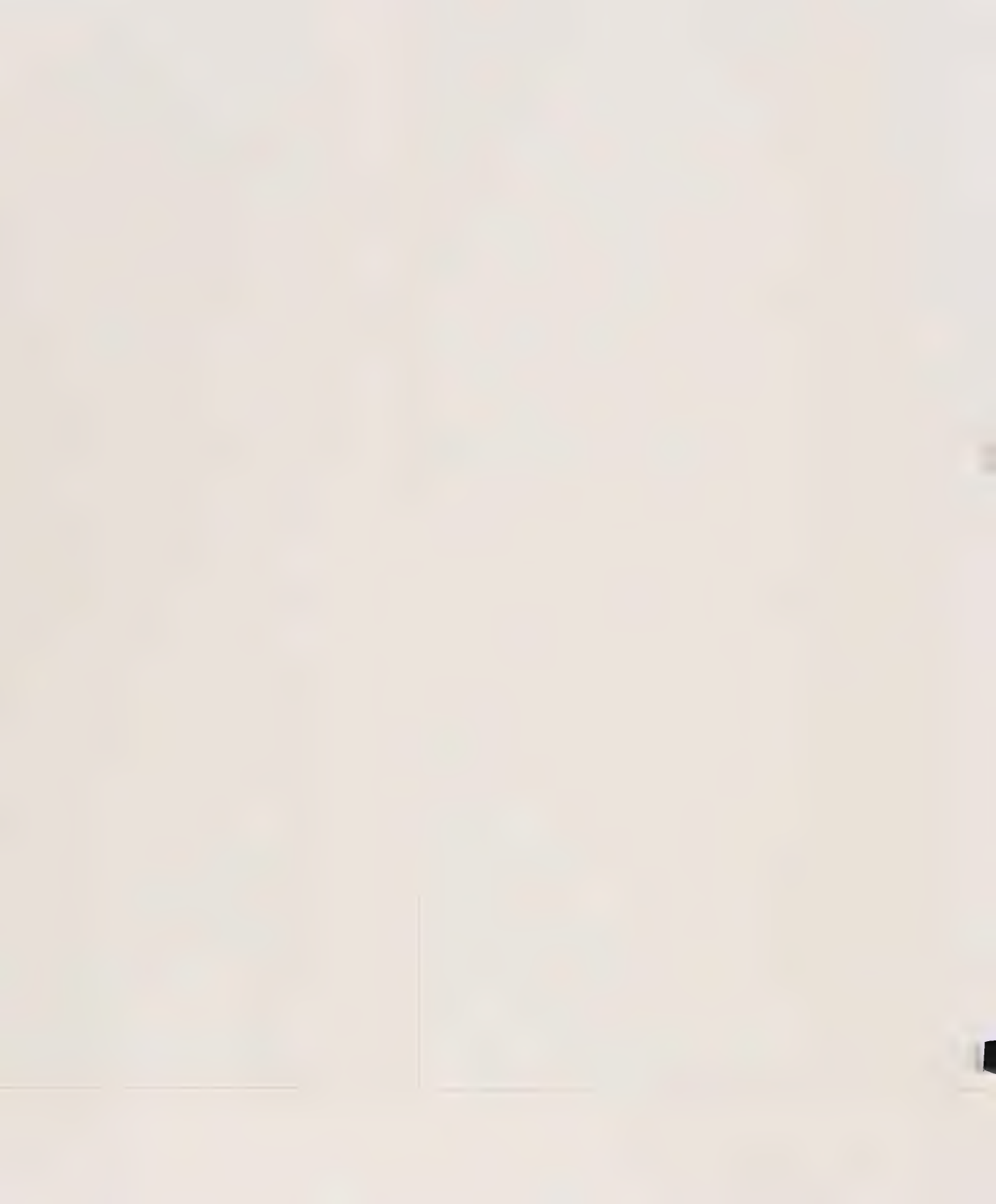
- R-4** RESIDENTIAL 2-4 DWELLING UNITS PER ACRE PIRU URBAN BOUNDARY
- R-6** RESIDENTIAL 4-6 DWELLING UNITS PER ACRE
- R-15** RESIDENTIAL 10-15 DWELLING UNITS PER ACRE
- C** COMMERCIAL
- I** INDUSTRIAL
- CF** COMMUNITY FACILITIES

THIS IS AN OFFICIAL MAP OF THE LAND USE ELEMENT OF THE GENERAL PLAN ADOPTED PURSUANT TO THE PLANNING LAWS OF THE STATE OF CALIFORNIA, PASSED BY RESOLUTION OF THE BOARD OF SUPERVISORS ON 11-17-92 AS PART OF THE GENERAL PLAN AMENDMENT 92-4

Julia K. Hacy
BOARD OF SUPERVISORS CHAIRMAN



LAND USE PLAN FOR THE PIRU COMMUNITY



ventura county general plan
area plan
for the
saticoy community



the saticoy
plan

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VENTURA COUNTY GENERAL PLAN AREA PLAN FOR THE SATICOY AREA

Adopted by the Ventura County Board of Supervisors - April 10, 1990

Amended - December 1, 1992

VENTURA COUNTY GENERAL PLAN

AREA PLAN FOR THE

SATICOY COMMUNITY

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INTRODUCTION

This document is an Area Plan for the Saticoy area (an unincorporated community). It is the intent of this document to provide a plan which will clearly state the County's land use policies, and provide a basis for future land use decision-making in the area.

PURPOSE OF PLAN

The purpose of this Area Plan and the County's General Plan is to set goals, policies and programs to guide future growth and development in a manner consistent with State legal mandates and requirements, and the goals and quality of life desired by Saticoy area and Ventura County citizens. The policies of the General Plan become the basis for all decisions related to the use of land, and the future expansion of the various communities within the County. They also provide the basis for the establishment of zoning and subdivision regulations, the approval or denial of development requests, the review of capital improvement programs, the development of housing and redevelopment programs, and other programs related to land use.

Authorization for this Area Plan (a portion of the County General Plan) is derived from California Planning and Zoning Law (Section 65300 et seq. of the Government Code). This law requires adoption of comprehensive, long range general plans for the physical development of cities and counties, and describes various elements that must, and may, be included. The County General Plan is divided into four chapters which encompass the State mandated General Plan elements. In addition to the general goals, policies and programs contained in these four chapters, the urban portions of the unincorporated area of Ventura County are governed by separate land use plans (Area Plans) designed to reflect the needs and desires of those individual communities. This Saticoy Area Plan is the land use plan of the Ventura County General Plan for the Saticoy Area.

State law also mandates that a General Plan be internally consistent. The goals, policies, and programs of this Area Plan have been prepared to be consistent with the Goals, Policies and Programs of the Countywide General Plan. As the Countywide General Plan applies equally to the Saticoy Area, repetition of materials from that Plan has not been included in this Area Plan.



LOCATION MAP

FIGURE 1

AREA PLAN CHRONOLOGY

The first land use plan for the Saticoy area was adopted in 1967. That document, the Saticoy Community Study and Improvement Plan, established a land use plan for the original townsite area of Saticoy. This plan was revised in 1980 to extend the "industrial" and "Urban" land use designations into vacant land to the south, consistent with the County General Plan Land Use Element.

In 1983, the County initiated a comprehensive update of the Saticoy Community Plan in response to a request to develop vacant industrial lands in the southeast area of the Community. In late 1983, CALTRANS announced their intention to widen and re-align Highway 118 through Saticoy. Completion of the Community Plan update was subsequently postponed until CALTRANS selected the new highway alignment route. In order to guide land use decisions until the updated Plan was completed, an Interim Plan was adopted in 1985. The Interim Plan remained in effect until adoption of this Area Plan in 1990.

The Plan update effort was resumed in the fall of 1988. A background report was prepared jointly by the County and City and that report, together with several alternative land use and circulation plans, were presented at two public meetings in November and December, 1988. Following these meetings, an Environmental Impact Report was prepared, and ultimately approved by the County Environmental Report Review Committee on August 2, 1989. After public hearings before the County Planning Commission, the County Board of Supervisors adopted this Plan on April 10, 1990.

It is the City of Ventura's intention to amend their Comprehensive Plan to incorporate the Saticoy Area Plan.

CONTENT OF PLAN

This Plan contains the goals, policies, programs and land use and circulation maps which will guide land use decisions in the Saticoy community.

The goals, policies and programs contained in this Plan express the intent of the County Board of Supervisors, the community and those governmental agencies responsible for providing services to the area. Goals, policies and programs are defined as follows:

- Goal -** The ultimate purpose of the County's effort stated in a way that is general in nature. Example: "Provide adequate park and recreational opportunities for all residents of the Saticoy community."
- Policy -** A specific statement guiding day-to-day actions and implying clear commitment. Example: "Dedication of park land or payment of in-lieu fees shall be required of discretionary development, in accordance with County standards."
- Program -** A coordinated set of measures designed to be set in motion to carry out the goals and policies of the plan. Example: "The General Services Agency will continue to seek funds to upgrade and expand community facilities."

The goals, policies and programs contained in this plan are divided into the following four major Sections:

1. Resources
2. Hazards
3. Land Use
4. Public Facilities and Services

PHYSICAL AND JURISDICTIONAL SETTING

The Saticoy Community has a unique character and development pattern which exists in no other part of the Ventura City Area of Interest (Planning Area). The community lies in the Santa Clara River Valley and has views of the Santa Clara River and South Mountain (see Figure 1). Significant amounts of agricultural land just east, north and southwest of the community create a semi-rural atmosphere. Industrial, residential, commercial, and vacant/agricultural land constitute the majority of land use in the area.

The Area Plan encompasses approximately 225 acres of land. The area is generally bounded on the north by an east/west line extending about 150 feet north of Aster Street, on the east by the Franklin Barranca, on the south by the Santa Clara River, and on the west by the Brown Barranca, including a 1-acre parcel west of the Brown Barranca and immediately north of the railroad tracks and including the Saticoy Sanitation District Facility at the southwest corner of the Area Plan boundary. To facilitate discussion of various geographic portions of the Saticoy community, subareas have been identified, the Original Townsite, Lirio Industrial and the Southeast Subarea, as shown on Figure 2.

Almost all of the study area is within the City of Ventura's Sphere of Influence as approved by LAFCO. A sphere is defined as "...a plan for the probable, ultimate boundaries and service area of a local agency" It is therefore planned that ultimately the City boundaries will encompass the Saticoy area.

The entire area, other than a two-acre parcel lying west of Wells Road, is unincorporated territory. The Guidelines for Orderly Development are policies adopted by the Board of Supervisors, all city councils and LAFCO which state that urban development should be located within cities whenever and wherever practical. Through the sphere of influence and the Guidelines for Orderly Development, annexation of the Saticoy area to the City of Ventura is perceived as an ultimate objective for providing municipal services and land use controls for the area.

Various factors, however, make annexations, especially of the residential community, unlikely in the near future. Annexation procedures are set forth in State law and require public hearing at both the LAFCO and the City Council stage. Also, the consent of property owners or registered voters is required for annexation to occur.

The traditional motivations for property owners to seek annexation to cities have been the need to obtain various public services, usually utility services such as sewer and/or water connections, or to obtain a permit in order to develop property. In Saticoy, the majority of properties adjacent to the City are already developed and are receiving water and sewer service. Much of the area in need of service, if it is to develop, is not contiguous to the City boundary and therefore may not be readily annexable at this time.

If development of certain properties in the Saticoy area is to occur in a timely fashion, it may be necessary for such development to proceed under the County's jurisdiction. The Plan foresees this eventuality and proposes a program whereby property owners would, as a condition of development, agree to be annexed to the City at such time as contiguity is established and the City pursues annexation.

LEGEND

- AREA PLAN BOUNDARY
- SUBAREA BOUNDARY



**STUDY AREA
BOUNDARY
AND SUBAREAS**

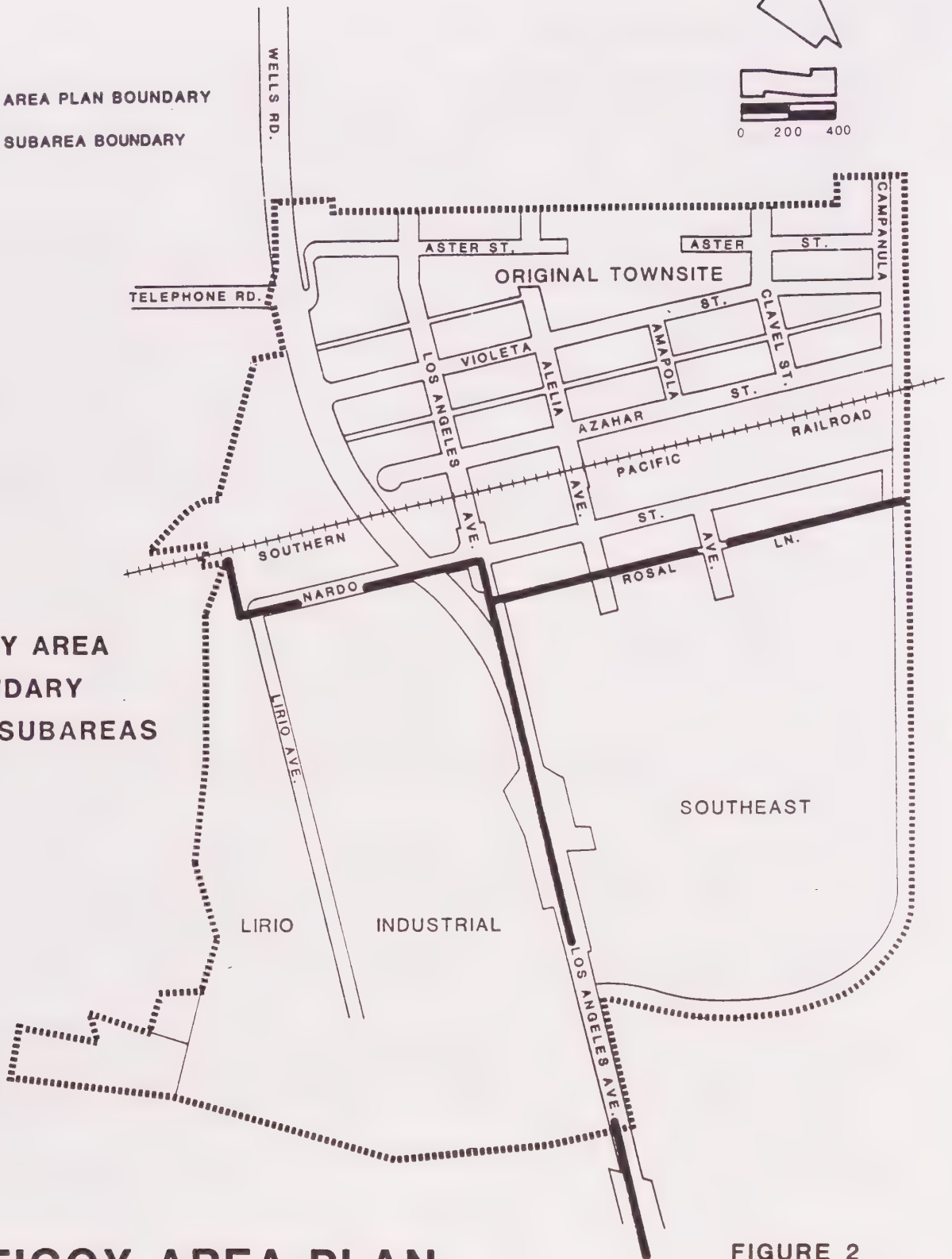


FIGURE 2
Rev. 12-1-92

GOALS, POLICIES AND PROGRAMS

The following goals, policies and programs will govern the future issuance of General Plan amendments, zone changes and development permits. All such discretionary entitlements must be consistent with the provisions of this chapter.

1. RESOURCES

The following are the goals, policies and programs relating to the preservation, conservation and utilization of resources:

1.1 AIR QUALITY RESOURCES

1.1.1 GOALS

1. Promote protection and enhancement of air quality in the Saticoy area.
2. Reduce reliance on automobile travel by promoting alternative means of transportation.

1.1.2 POLICIES

1. To encourage alternative means of transportation to and from the Saticoy Community, Highway 118 shall be designated a "bicycle route" as indicated on the Circulation Plan, (Figure 6 within the Public Facilities Section). Caltrans shall be encouraged to stripe and sign the road accordingly.
2. **Discretionary residential development** and commercial/industrial **development** which employs fewer than 50 employees, shall be conditioned to pay a pro-rata air quality impact fee to the APCD mitigation fund in accordance with the APCD Guidelines to mitigate cumulative air quality impacts.
3. **Discretionary commercial and industrial development** applications shall be reviewed by South Coast Area Transit staff and, based on their recommendation, the project may be conditioned to provide bus turn-out pockets, benches and/or shelters to promote transit use.
4. **Discretionary development** shall be conditioned to require adequate ground wetting of roads and graded areas, termination of grading activities during periods of high winds (exceeding 30 m.p.h.), watering or covering of transport trucks and regular street sweeping during construction phases.
5. If a **discretionary development** is identified by APCD as a use which could possibly release toxic or hazardous substances into the air, it shall be conditioned to mitigate any potentially significant health risks identified.

1.2 WATER RESOURCES

1.2.1 GOALS

1. Maintain the quality of water resources in the Saticoy area.

2. Minimize depletion of groundwater resources in the Saticoy area.

1.2.2 POLICIES

1. **Discretionary development** shall be designed and conditioned to minimize soil erosion, downstream siltation, and pollution of surface and ground water by all the following means:
 - a. Temporary revegetation shall be used on graded slopes, where necessary, to reduce erosion potential.
 - b. During the construction phase, soil stabilization fabrics shall be employed where necessary.
 - c. Drainage facilities shall be designed to minimize erosion and siltation of waterways.
 - d. Industrial development shall incorporate and maintain retention basins or other means to ensure that at least the first inch of rainfall from any ne storm is retained within the project site in order that contaminants from industrial run-off do not significantly impact water quality.
2. In order to protect groundwater quality, all **discretionary development** for new uses shall connect to a sewer system (see Policy 4.3.2-3).
3. In order to protect groundwater quantity, water consumption (including landscaping) for new **discretionary development** shall not exceed 1.12 acre feet of water per year per gross acre of land. This Policy would not apply if liquid wastes from the development are treated and recharged into the local aquifer consistent with the policies contained within Section 4.3.2 of this Plan.
4. New commercial or industrial uses that could seriously degrade groundwater by the release of industrial wastewater, hazardous materials, or hazardous wastes shall be prohibited.

1.3 BIOLOGICAL RESOURCES

1.3.1 GOAL

Protect the biological resources of the Santa Clara River and adjoining natural habitat areas.

1.3.2 POLICIES

1. Vegetation in flood control channels shall be allowed to remain undisturbed to the maximum extent feasible, consistent with flood control requirements.
2. Where industrial **development** is located within 2,000 feet from the floodway of the Santa Clara River, it shall be designed such that any potential spills of toxic materials or other pollutants are fully retained within the **development** site.

3. All industrial development shall be conditioned to require retention basins and oily water separators so that at least the first inch of rainfall from any one storm is retained within the project, in order that contaminants from industrial runoff do not significantly impact downstream biological resources. The control devices used in the oily water separator shall be properly maintained.
4. Landscaping on lots adjacent to natural habitat areas and the Santa Clara River shall utilize native species where feasible.

1.4 VISUAL RESOURCES

1.4.1 GOALS

1. Ensure that new development incorporates aesthetically pleasing design features.
2. Ensure that new development takes into account public views and privacy, and prevents creation of offensive sites open to public view.
3. Improve the viewshed of Highway 118, a City Scenic Approach.
4. Retain the scenic qualities of the Brown Barranca.

1.4.2 POLICIES

1. Discretionary development shall be conditioned to incorporate aesthetically pleasing architectural and site designs.
2. Off-site advertising signs shall be prohibited within the viewshed of Highway 118.
3. Discretionary development along Highway 118 shall be conditioned to provide a landscaped strip along the Highway frontage in accordance with the County Guide to Landscape Plans and City landscape standards, and approved by the Planning Director or his/her designee.
4. Open storage on properties adjacent to Highway 118, residentially designated areas, and the Santa Clara River shall be screened from public view by the use of fences, walls, berms and/or vegetation.
5. Landscaped buffer strips shall be required of new industrial development adjacent to residentially designated areas. The buffer strips shall be incorporated into the landscape plan prepared for the project in accordance with the County Guide to Landscape Plans and City landscape standards, and approved by the Planning Director or his/her designee.
6. "M-3" zoning shall be prohibited in the Southeast Subarea.

1.4.3 PROGRAM

1. The Planning Division shall evaluate the designation of Highway 118 as a County Scenic Highway for the Board of Supervisors' consideration. If the designation is approved, it would include the implementation of the Scenic Highway Overlay Zone on properties adjacent to Highway 118.

2. HAZARDS

The following are the goals, policies and programs relating to existing and potential hazards and other significant physical constraints to development/land use in the Saticoy area:

2.1 FLOOD HAZARDS AND DRAINAGE

2.1.1 GOALS

1. Protect the public from flood hazards.
2. Minimize public and private losses due to flooding.

2.1.2 POLICIES

1. The Ventura County Flood Control District (VCFCD) shall regulate, by means of a Watercourse permit, any construction affecting the Brown Barranca, Franklin Barranca, the Saticoy Drain, and the Santa Clara River.
2. Discretionary development which would be exposed to riverbank erosion shall be considered to either permanently stabilize the riverbank or allow outdoor storage uses only, consistent with other policies of this Area Plan.

2.2 FIRE HAZARDS

2.2.1 GOALS

1. Protect the public from fire hazards.
2. Minimize public and private losses due to fire.

2.2.2 POLICIES

1. All public and private roads shall conform to the standards of the Fire Protection District.
2. Cul-de-sac length shall not exceed 800 feet in accordance with the Fire Protection District's standards.
3. Adequate tactical access and fire flow improvements shall be completed to the satisfaction of the Fire Protection District prior to combustible construction.

3. LAND USE

The Land Use Map (Figure 3) identifies the distribution and appropriate location of the various land uses permitted within the Area Plan boundary. Within five general land use categories, there are Land Use Designations which dictate the type and intensity of land use within each category. A Summary Table (Figure 4) lists each land use designation and their total area, building intensity, population capacity and population density. The purpose of each of the four land use categories is described below:

RESIDENTIAL: The purpose of the Residential designation is to identify those areas where residential development at urban densities (more than one dwelling unit per acre) is permitted. In recognition of the existing community character, all of the areas allocated for Residential development in the Saticoy Community are designated "two-family residential" (2 DU/lot, not to exceed 12 DU/acre).

COMMERCIAL: The purpose of the Commercial designation is to identify those areas where commercial land uses are permitted. These areas are intended to meet the neighborhood shopping needs of the Saticoy residents, as well as provide limited commercial services to highway users within the commercial core area.

INDUSTRIAL: The purpose of the Industrial designation is to identify those areas where industrial land uses are permitted.

COMMUNITY FACILITIES: The purpose of the Community Facilities category is to identify land for parks, libraries and other governmental facilities.

The specific land use regulations which apply to each parcel are established through zoning. The Zoning Compatibility Matrix (Figure 5) identifies which zoning designations are compatible with the various Land Use Designations.

The following goals, policies and programs apply to land use in the Saticoy area:

3.1 GENERAL LAND USE

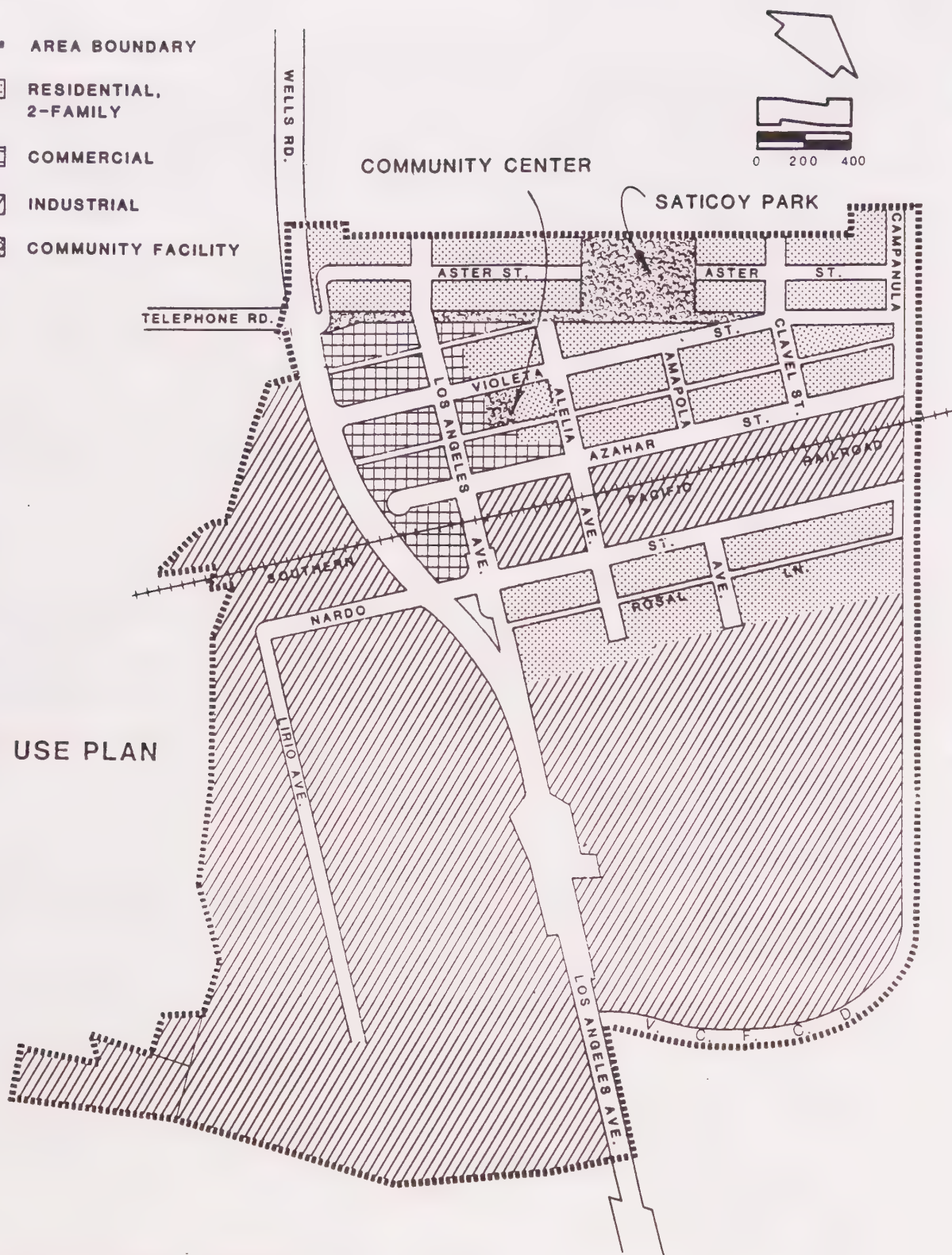
3.1.1 GOALS

1. Provide a socially desirable and economically viable community which includes housing, employment, shopping and recreation/leisure facilities.
2. Preserve the community identity of the area by matching development policies to the existing community characteristics, consistent with other community goals.
3. Provide for unified planning and a diversified urban community that reflects modern site design standards and concepts which provide for the separation of incompatible uses.
4. Allow a level of development which establishes an adequate economic base to fund needed services, improvements and long-term maintenance in Saticoy.

LEGEND

- AREA BOUNDARY
- RESIDENTIAL, 2-FAMILY
- COMMERCIAL
- INDUSTRIAL
- COMMUNITY FACILITY

LAND USE PLAN



SATICOY AREA PLAN

FIGURE 3
Rev. 12-1-92

3.1.2 POLICIES

1. All zoning and **development** shall be in conformance with the Land use Map (Figure 3), which has been designed to reflect the goals and policies of this Area Plan. The Zoning Compatibility Matrix (Figure 5) identifies the zoning designations which are consistent with the various land use categories.
2. **Discretionary development** shall be reviewed and conditioned to assure compatibility with adjacent land uses. Careful attention shall be focused on the provisions of open areas, landscaping, circulation, site and building design, drainage, on-site parking, and utilization of water conservation methods.

3.2 RESIDENTIAL

3.2.1 GOALS

1. Preserve the existing Saticoy Community character and scale of development.
2. Provide affordable housing opportunities.
3. Encourage restoration of deteriorating housing stock.

3.2.2 POLICIES

1. Residential **development** shall be located in conformance with the land Use Map (Figure 3) which has been developed in accordance with the above goals.
2. All residential **development** shall maintain an overall project density which is within the allowable range of the land use category specified on the Land Use Map (Figure 3).
3. **Discretionary residential development** shall be reviewed and conditioned to assure compatibility with the character of the Saticoy Community. Careful attention shall be focused on the provision of open areas, landscaping, circulation, off-street parking, water conservation and architectural compatibility with the surroundings.

3.3 COMMERCIAL

3.3.1 GOALS

1. Provide commercial uses which meet the convenience shopping and service needs of the residents and visitors of the Saticoy Community.
2. Maintain the economic vitality of the commercial district.
3. Locate and design commercial land uses so as to minimize land use incompatibility with residential land uses.
4. Locate and design commercial facilities so as to promote ease of access and circulation.
5. Discourage the expansion of strip commercial development.

3.3.2 POLICIES

1. Commercial **development** shall be located in conformance with the Land Use Map (Figure 3) which has been developed in accordance with the above goals.
2. Commercial **development** shall be encouraged to develop designs which will promote ease of pedestrian access in order to encourage walk-in business, as well as provide sufficient off-street parking.
3. All exterior lighting shall be unobtrusive, and constructed or located so that only the intended area is illuminated and off-site glare is controlled.
4. Commercial **development** shall be subject to either a Planned Development or Conditional Use Permit to assure compatibility with adjacent land uses. Such review shall give careful attention to landscaping, signage, access, site and building design, drainage, on-site parking and circulation, fencing and mitigation of nuisance factors.

3.4 INDUSTRIAL

3.4.1 GOALS

1. Provide suitable locations for the development and operation of industrial uses.
2. Encourage expansion of the economic and employment base of Saticoy.
3. Minimize impacts to neighboring land uses and the environment.

3.4.2 POLICIES

1. Industrial **development** shall be located in conformance with the Land Use Map (Figure 3) which has been developed in accordance with the above goals.
2. Industrial **development** shall be subject to either a Planned Development or Conditional Use Permit to assure compatibility with adjacent land uses. Such review shall give careful attention to landscaping, signage, access, site and building design, drainage, on-site parking and circulation, fencing and mitigation of nuisance factors.
3. Industrial **development** which poses a significant risk to people or the environment shall be prohibited.
4. New or expanding industrial uses adjacent to residential areas shall provide buffers to protect the residential uses from nuisances and visual, audio and air-borne intrusion; as well as minimizing truck traffic through residential areas. Buffers can include: physical separation and landscaping, siting, design and orientation of facilities so as to direct impacts and activities away from residential areas. Uses which cannot be adequately buffered shall be prohibited.
5. "M-3" zoning shall be prohibited in the Southeast Subarea.

3.5 COMMUNITY FACILITIES

3.5.1 GOALS

1. Maintain existing community facilities to meet the needs of the Saticoy residents.
2. Encourage multi-use of facilities where possible.

3.5.2 POLICY

1. Community facilities shall be operated and maintained in conformance with the above goals.

3.5.3 PROGRAM

1. The General Services Agency will continue to seek funds to upgrade and expand community facilities.

3.6 DEVELOPMENT APPLICATION REVIEW

3.6.1 GOALS

1. Support the Guidelines for Orderly Development.
2. Ensure timely participation by the City of San Buenaventura in County development application processing.

3.6.2 POLICIES

1. The following annexation policies shall apply to all discretionary development within the Ventura Sphere of Influence:
 - a. Owners of property legally annexable to the City of San Buenaventura shall be required to request annexation to the City prior to consideration of discretionary permits by the County. Discretionary development permits shall not be issued by the County unless a request for annexation has been declined/denied by the City or the Local Agency Formation Commission.
 - b. Owners of property not legally annexable to the City shall be required to record an Agreement to Annex as a condition of any discretionary permit issued by the County.
2. All applications for discretionary development within the City Sphere of Influence shall be referred to the City for review, comment and proposed conditioning. Specific notification will be given to the City by the County at the following points:
 - a. Pre-application meeting
 - b. Application review period
 - c. Environmental document hearings
 - d. Development Advisory Committee meetings and permit hearings
 - e. Notification of final decision

3. All ministerial projects (those requiring only a zone clearance) shall meet the development standards established by the County of Ventura's Zoning Ordinance. All **discretionary development** shall conform to this Plan and the adopted County and City development standards. If there is a difference in the standards of the two jurisdictions, the more stringent of the two standards shall apply. "Standards," as used above, include conditionally permitted uses, parking requirements, signs, building setbacks, lot coverage, landscaping and building height.

3.7

REGIONAL PLANS AND PROGRAMS

The County of Ventura has adopted several plans and programs which pertain to land use on a regional scale. The following goals, policies and programs address the relationship between these regional plans and programs and the Saticoy area:

3.7.1 GOALS

1. Ensure that development is consistent with the County General Plan's Goals, Policies and Programs.
2. Ensure consistency between this Area Plan and the County's regional plans.

3.7.2 POLICY

1. All **development** shall be consistent with the goals, policies and programs of the County General Plan.

3.7.3 PROGRAM

1. The Planning Division shall review future updates of the population/land use forecasts of the Countywide Planning Program, the Air Quality Management Plan, and the Water Quality Management Plan and the LAFCO Sphere of Influence Plan to ensure consistency of these forecasts/plans with this Area Plan.

Figure 4

**SUMMARY TABLE
BUILDING INTENSITY/POPULATION DENSITY STANDARDS
SATICOY AREA PLAN**

RESIDENTIAL

Designation	Gross Acres	Max. Bldg. Coverage (% of Lot Area)	Maximum Intensity (DU/Ac)*	DU's	Average Pop/DU*	Population	Average Pop. Density (Pop/Acre)
Two-Family	36.0	55%	12.00	432	2.34	1,010	28.0

COMMERCIAL/INDUSTRIAL

Designation	Net Acres	Max. Bldg. Coverage (% of Lot Area)	Projected Floor Area (x1000 SF)	Average Employees/ 1000 SF	Employees	Average Employees/Acre
Commercial	9.3	60%	60.7	2.0	121	13.0
Industrial	143.7	50%	1,251.9	2.0	2,503	17.4
Community Facility	5.2	60%	33.9	2.0	67	13.0
Totals	158.2		1,346.5		2,691	

*Year 2000 Forecast for Ventura Growth Area

R. 12-1-92

SATICOY AREA PLAN

ZONING COMPATIBILITY MATRIX

☐ NOT COMPATIBLE WITH PLAN

☒ COMPATIBLE WITH PLAN

* Only compatible in the Original Townsite and Lirio Industrial Subareas of the Plan (see figure 2)

4. PUBLIC FACILITIES AND SERVICES

The following goals, policies and programs relate to the provision of facilities and services which are, or are typically, provided by public or quasi-public agencies.

4.1 TRANSPORTATION AND CIRCULATION

4.1.1 GOALS

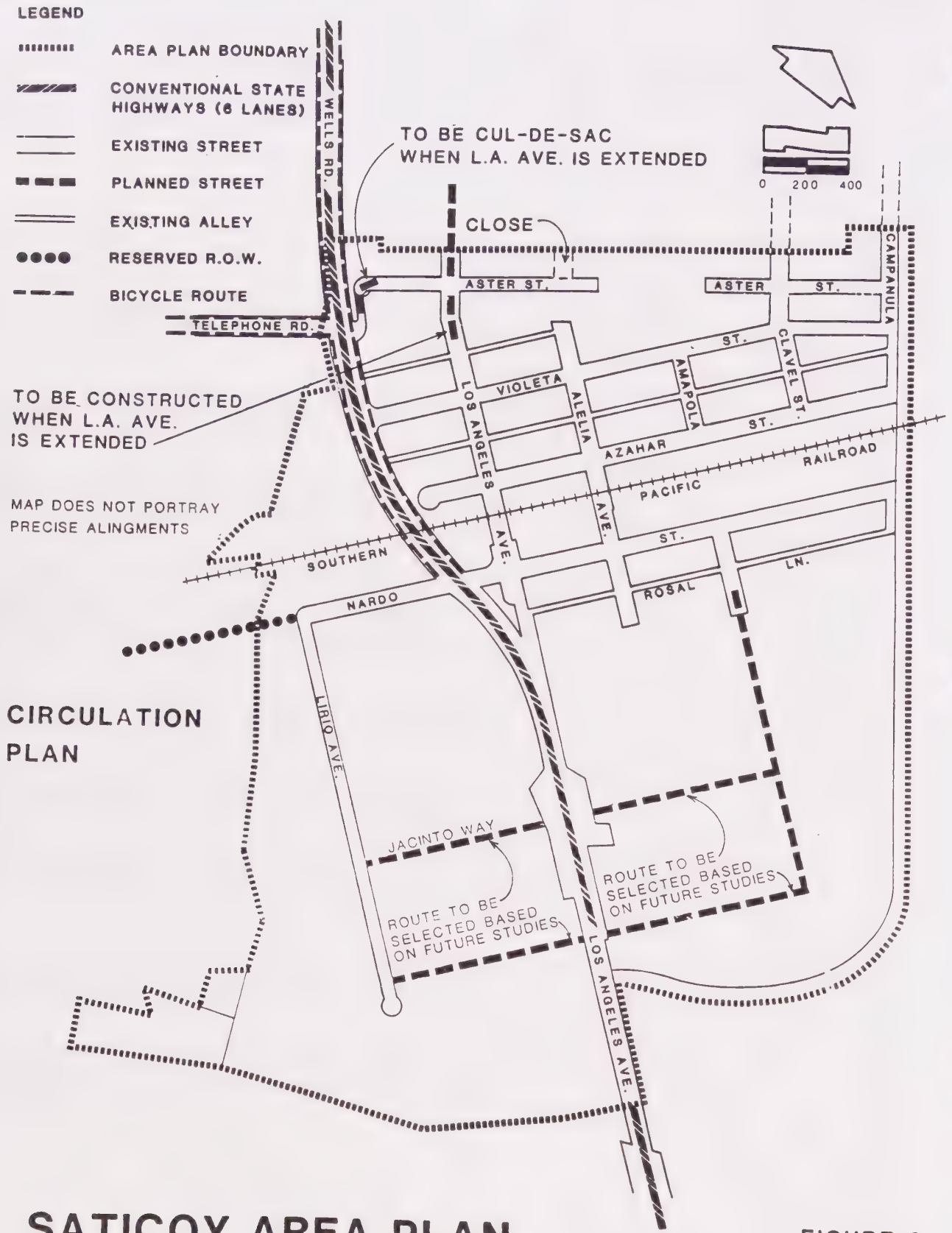
1. Ensure an adequate circulation and transportation system to serve the Saticoy Community.
2. Ensure that new development ties into the existing primary circulation system by an adequate local street network.

4.1.2 POLICIES

1. All road improvements shall be in conformance with the Circulation Map which has been designed to reflect the above goals (see Figure 6).
2. **Discretionary development** adjacent to Highway 118 shall be designed to consolidate, and otherwise minimize, access points to the highway. This may include use of shared driveways and frontage roads.
3. No new **discretionary development** in either the Southeast Subarea or on parcels taking access from Lirio Avenue shall be approved until a circulation improvement and funding program is prepared and implemented, in accordance with Figure 6, and to the satisfaction of the Public Works Agency and Fire Prevention District.
4. All new private and public roads shall be constructed to meet minimum County and City road standards, unless higher standards are deemed necessary by the Public Works Agency.
5. All **discretionary development** shall provide adequate tactical access in accordance with the Ventura County Fire Protection District and City standards.
6. Provisions for adequate, long-term private road maintenance shall be incorporated into any future **discretionary development** that proposes private road access.

4.1.3 PROGRAMS

1. The Public Works Agency, in consultation with the County Planning Division and City of Ventura, shall evaluate methods of funding needed road improvements.
2. The County, through the Public Works Agency, shall seek to enter into a reciprocal reimbursement agreement with the City of Ventura to fund road improvements necessitated by **development** within each respective jurisdiction.



SATICOY AREA PLAN

FIGURE 6
Rev. 12-1-92

3. The Public Works Agency shall recommend that the Board of Supervisors prohibit access to trucks with more than two axles on Amapola Avenue, Alelia Avenue and Rosal Lane except in emergency situations.

4.2 WATER SUPPLY

4.2.1 GOALS

1. Ensure that water supply, storage and distribution facilities are available to serve future development in the Saticoy Community, and are sized so as not to facilitate future development outside of the Saticoy Community.
2. Ensure that the area's rate of growth does not exceed the ability of service agencies to provide adequate services.
3. Ensure the employment of water conservation measures in new construction.
4. Ensure that the water purveyor(s) for the Saticoy Community is (are) publicly accountable.
5. Ensure that water is supplied by only one water purveyor to properties outside of the City of Ventura's water service area.

4.2.2 POLICIES

1. The water system(s) for the Saticoy Community shall be sized to be no larger than necessary to serve the Community.
2. Discretionary development shall be required to incorporate water conservation measures including water-conserving landscaping, low-flush toilets and low-flow showers.
3. Discretionary development shall be required to be served by a publicly accountable water supplier. In areas where no such water service is currently available, a water service master plan and funding program shall be prepared by the developer and approved by the County before any discretionary development is approved.
4. In order to protect groundwater quantity, water consumption (including landscaping) for new discretionary development shall not exceed 1.12 acre feet of water per year per gross acre of land. This Policy would not apply if liquid wastes from the development are treated and recharged into the local aquifer consistent with the policies contained within Section 4.3.2 of the Plan.

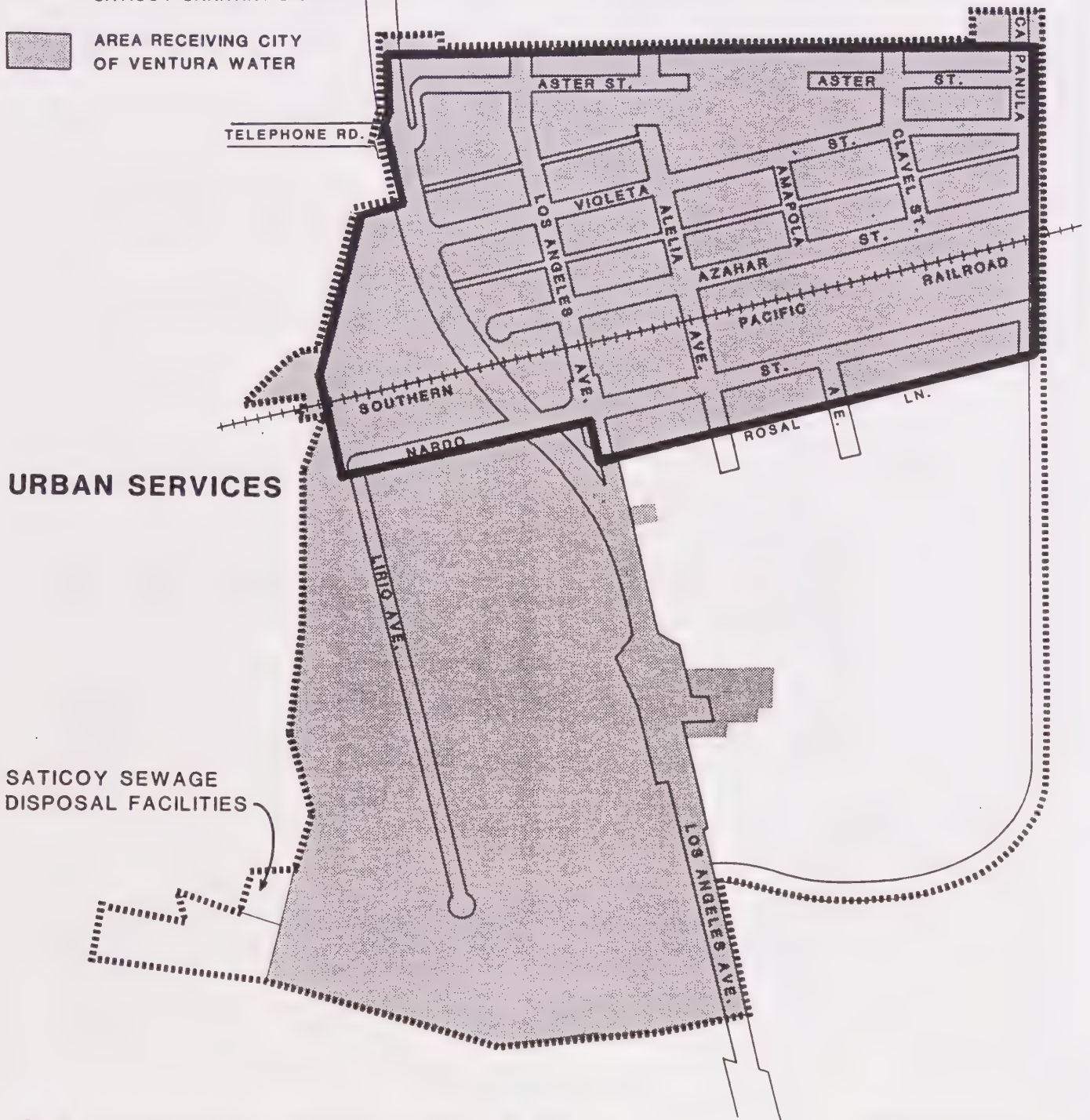
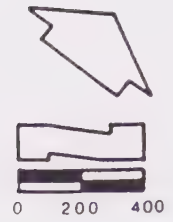
4.3 LIQUID WASTE

4.3.1 GOALS

1. Ensure that community sewage collection and treatment facilities are available to serve future development in the Saticoy Community, and are sized so as not to facilitate future development outside of the Saticoy Community.
2. Ensure that liquid waste disposal facilities provide maximum feasible protection of groundwater resources.

LEGEND

- AREA PLAN BOUNDARY
- AREA SERVED BY THE SATICOY SANITARY DISTRICT
- AREA RECEIVING CITY OF VENTURA WATER



SATICOY AREA PLAN

FIGURE 7
Rev. 12-1-92

3. Ensure that the area's rate of growth does not exceed the ability of service agencies to provide adequate services.
4. Ensure that new industrial uses are served by a common sanitation system which is capable of accommodating full development of the area and which provides assurance that no interruption of sanitation service will arise in the future.
5. Encourage existing unsewered uses to connect to community sewer facilities.

4.3.2 **POLICIES**

1. All development within the Saticoy Sanitary District which generates sewage shall be connected to the District sewer system, in accordance with District policy (see Figure 7). A sewer availability commitment shall be obtained from the Sanitary District prior to project submittal.
2. Discretionary development proposals for expansion or modification of existing industrial uses connected to individual sewage disposal systems shall be conditioned to:
 - a. Ensure, to the satisfaction of the Environmental Health Division, that any release of industrial wastewater, hazardous materials, or hazardous waste will be remedied in a timely and safe manner. Satisfactory insurance may include demonstration of financial responsibility, including posting of a bond or surety.
 - b. Grant an access easement to County Service Area 32. In addition, regular testing and monitoring of septic systems shall be performed to the satisfaction of the Environmental Health Division.
3. Discretionary development for new land uses shall be required to connect to a sewer system, operated by a publicly accountable sewerage entity. In areas where no sewer system is currently available, the developer shall be required to prepare a sewer engineering and construction funding program and construct all necessary facilities, subject to the approval of the County Public Works Agency. All future discretionary development within the program area boundaries shall also be required to connect to the system.

4.4 EDUCATION

4.4.1 **GOALS**

1. Ensure a quality education for the children of Saticoy.
2. Ensure that adequate facilities are provided at local schools.

4.4.2 **POLICY**

1. The Ventura Unified School District shall be provided the opportunity to review discretionary residential development proposals.

4.4.3 PROGRAM

1. The County Planning Division shall continue to coordinate an exchange of information with the Ventura Unified School District regarding school needs and new residential development.

4.5 RECREATION

4.5.1 GOALS

1. Provide a range of recreational opportunities and programs which are easily accessible to the residents of Saticoy.
2. Ensure that new development contributes toward development of recreational facilities for the population expected to be generated.

4.5.2 POLICY

1. Dedication of recreation facilities and/or in-lieu fees shall be required of residential subdivision in accordance with County ordinances.

4.5.3 PROGRAM

1. The County General Service Agency shall continue to provide for the operation and maintenance of the Saticoy Park and Community Center for the Benefit of the area residents.

4.6 GOVERNMENT SERVICES

4.6.1 GOALS

1. Provide public services in the most efficient way possible.
2. Establish a local mechanism for communication between the residents and property owners of Saticoy and their elected representatives.

4.6.2 POLICY

1. The County shall support the conversion of the Saticoy Sanitation District to a multipurpose special district, (i.e., County Service Area or Community Services District) if deemed necessary and appropriate for the Saticoy area.

4.6.3 PROGRAM

1. In order to communicate residents' desires to the County Board of Supervisors in an organized, locally accessible manner, the County will evaluate the need for a local advisory council in Saticoy.

GLOSSARY

Unless the context requires otherwise, the definitions of words and terms provided in this section shall be used in interpreting this Plan. These words have been **boldfaced** in the text of this plan.

Agreement to Annex: A binding agreement, officially recorded with the deed of a property, in which the owners of a property, and all heirs and successors, give their permission to allow their property to be annexed to the City of San Buenaventura at such time as the City wishes to carry out annexation.

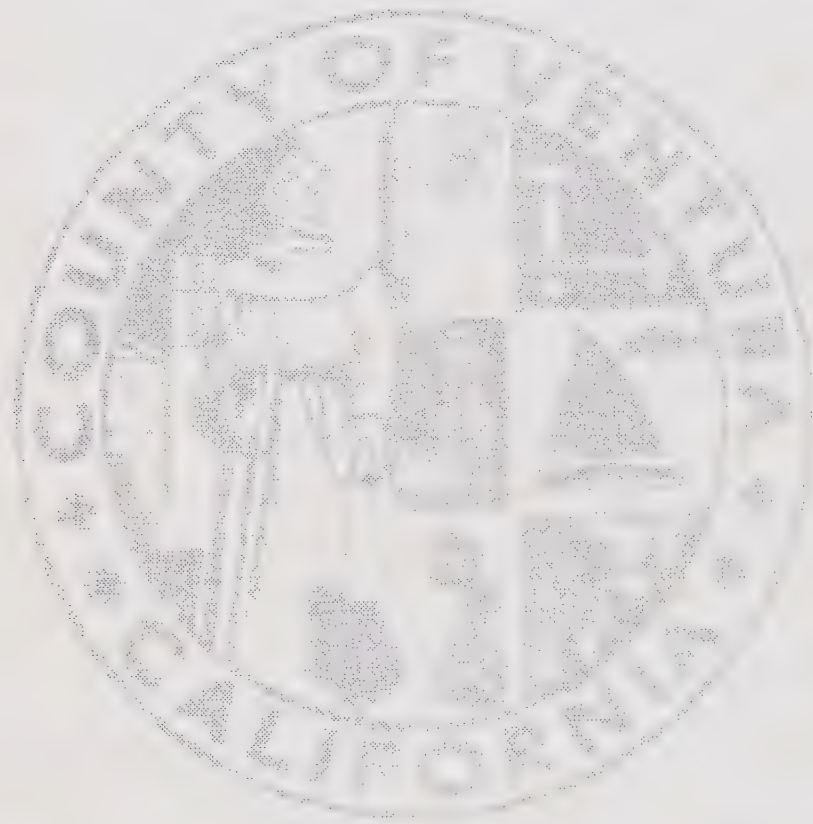
Development: The subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading activities; depositing of refuse; disposal of any material; dredging or mineral extraction, debris or fill materials; and the clearing of natural vegetation with the exception of agricultural activities. Routine repair and maintenance activities are exempted.

Discretionary Development: Any development proposal, project or permit which requires the exercise of judgment, deliberation, or decision on the part of the decision-making authority in the process of approving or disapproving a particular activity, as distinguished from situations where the decision-making authority merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations.

River Bank: The banked side of a river channel generally in the vicinity of the limit of the 100-year flood plain.

JEnf

ventura county general plan
area plan
for the
thousand oaks area



the
thousand oaks
plan

5.1.4

Standard Conditions

The following conditions should be applied to residential tract maps and other discretionary development located in sensitive areas as appropriate.

1. Open Space

- (1) The open space area proposed to remain in a natural state should be placed in separate lots and title shall be held by an appropriate public entity (e.g., Ventura County General Services Agency - Recreation Services, Conejo Open Space Conservation Agency (COSCA), California Department of Parks and Recreation, National Park Service, Conejo Recreation and Park Service, Santa Monica Mountains Conservancy), a homeowners' association or other entity approved by the County.

- (2) Open space shall be shown on the Final or Parcel Map and, where feasible, deeded to the designated entity concurrent with the recordation of the map with the County Recorder, (or prior to use inauguration for other affected entitlements), subject to acceptance by the public entity.

The public entity shall be provided with a 1" - 100' scale map delineating topography, geologic data and as-built data referencing existing utilities, archaeological information, known well sites, and other pertinent data.

- (3) Prior to recordation of the Final or Parcel Map, open space areas shall be restored by the developer to their natural state using methods such as:

- a. Use of native plant materials in the landscape treatment whenever feasible.
- b. Removal of surface scars, including, but not limited to, roads not part of the trail system, motorcycle trails, utilities excavations, and other ground disturbance associated with past uses. A restoration plan emphasizing erosion control and use of native plant materials shall be submitted for review and approval by the County Planning Division.
- c. Removal of any structures or out-buildings which are not useable or historical, and of all trash, refuse and debris that is foreign to the natural environment.

2. Property Boundary

- (1) Property boundaries of dedicated open space shall be marked with permanent monuments and staked with short (24-inch), orange-colored painted pipe or in another manner deemed appropriate by the Ventura County Public Works Agency.
- (2) A public entity accepting an open space area shall be provided with an original or reproducible vellum boundary map at 1" - 100' scale which includes bearings, distances or other appropriate callout for all property and easement lines. The information required by Section 5.1.4-1(2), paragraph 2, may be included on this map.

THOUSAND OAKS AREA PLAN
OF THE
VENTURA COUNTY GENERAL PLAN

Adopted By the Ventura County Board of Supervisors - March 24, 1992

Amended - December 1, 1992

12. Earth moving equipment engines shall be maintained in good condition and in proper tune as per manufacturer's specifications.
13. All grading and construction equipment shall be kept on or near the site until those phases of development are completed.
14. All clearing, grading, earthmoving and excavation operations shall cease during periods of high winds (20 mph or greater in one hour).
15. The construction period during periods of high levels of smog (May through October) shall be lengthened to minimize the number of vehicles and equipment operating at the same time.
16. Individual applicants for discretionary entitlements which would generate more than 25 pounds of reactive organic compounds and nitrogen oxides per day shall obtain, on a pro-rata basis, emission offsets currently banked by a source within the Oxnard Plain Airshed. This would likely require the purchase of banked emissions from a major industrial source within the airshed. The Ventura County Air Pollution Control District (APCD) publishes a monthly list of sources with banked emissions which may be available for use as offsets. The emission offsets must be real, permanent, enforceable, and surplus. The applicant must demonstrate the availability of the offsets to the Ventura County APCD through a contract or other agreement with the offset source(s), which binds the offsets to the project, prior to finalizing the environmental review process. If an applicant is not able to obtain emission offsets sufficient to lower emissions to below 25 pounds per day, in-lieu fees shall be paid to fund off-site Transportation Demand Management (TDM) facilities or services, if such a program has been established at that time. These fees can reduce emissions from non-project generated motor vehicle trips by funding programs to promote ridesharing, public transit and bicycling. These fees should be paid prior to the issuance of building permits by the County. The amount of this financial contribution should be calculated on a pro-rate basis as determined to be equitable by the APCD.

1.2 WATER RESOURCES

1.2.1 Goal

Encourage use of groundwater and reclaimed water for agricultural and landscape irrigation purposes.

1.2.2 Policies

1. Discretionary development on property containing existing operating water wells shall, where feasible, maintain and utilize such wells for agricultural and/or landscape irrigation.
2. Discretionary development on property containing unused water wells shall, where feasible, preserve such wells for agricultural and landscape irrigation purposes. All unused water wells shall meet one of the following requirements:
 - (1) The unused well shall be upgraded to meet the County Public Works Agency standards for operating water wells, or

1.5.2

Policies

1. All discretionary development permits involving construction or earth movement within the Thousand Oaks Area of Interest shall be reviewed by the County's designated archaeological resource review organization. Whenever a discretionary development project is located within an archaeologically sensitive area, the following requirements shall apply:
 - (1) A field reconnaissance study shall be conducted by a County approved archaeologist to determine the potential for surface or subsurface cultural reservoirs.
 - (2) A qualified archaeological monitor shall be present to monitor trenching or earth movement during construction.
 - (3) In the event that artifacts of historical or archaeological significance are uncovered, the qualified archaeological monitor shall be empowered to halt construction in the immediate vicinity of such unearthed artifacts until disposition of the site has been determined by the County Planning Division.
2. All structures and/or sites designated, or being considered for designation, as County Historical Landmarks within the Thousand Oaks Area of Interest shall be preserved or appropriately salvaged, when deemed reasonable by the permitting authority, as a condition of discretionary development. All costs of preservation/salvage shall be borne by the developer. An appropriate marker shall be placed on the site to describe the historical significance of the structure, site or event.

1.5.3

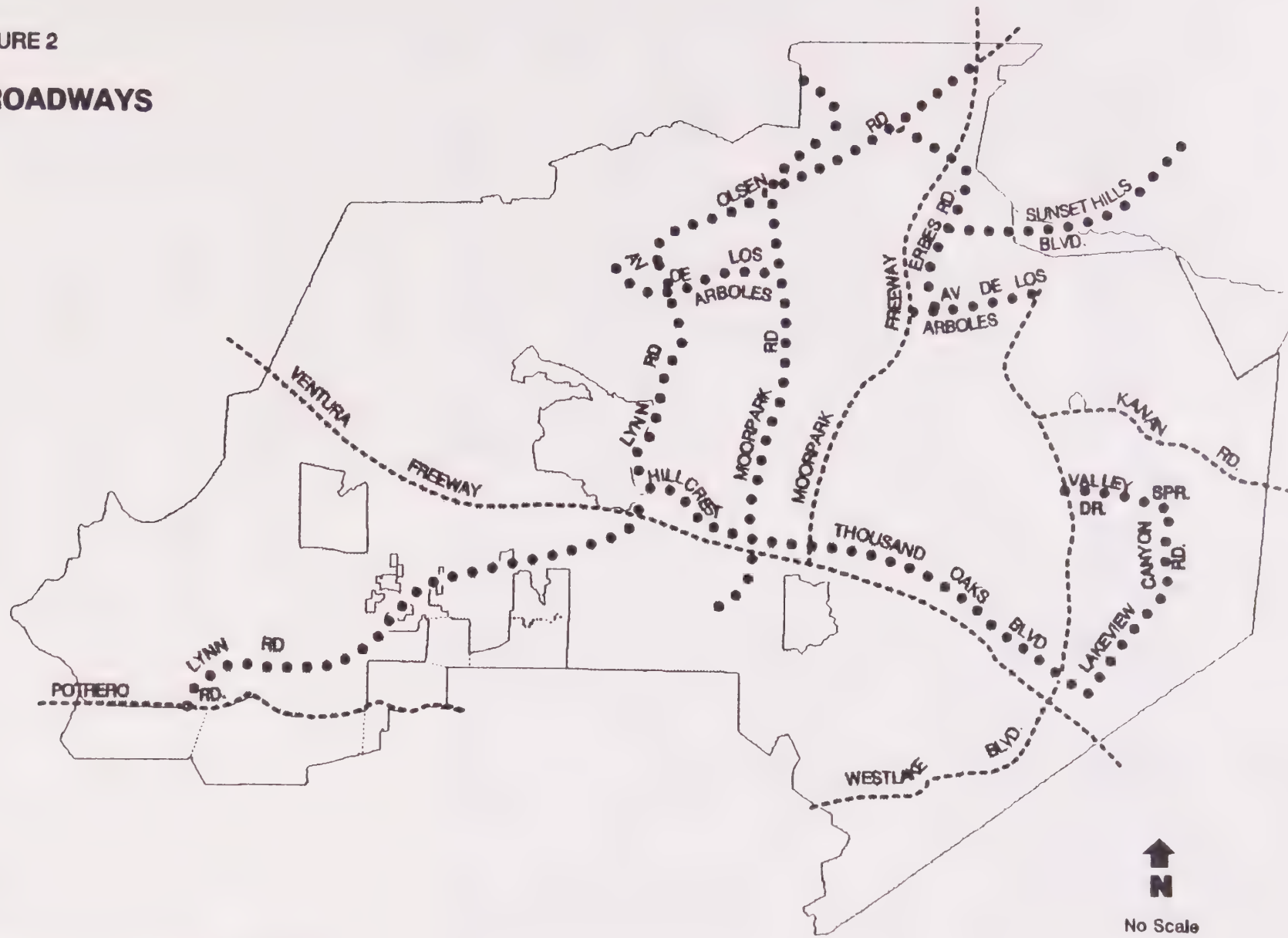
Program

The County General Services Agency, in cooperation with the City of Thousand Oaks, shall conduct a cultural heritage survey of the Thousand Oaks area as funds become available.

R. 12-1-92

FIGURE 2

SCENIC ROADWAYS



Source: VENTURA COUNTY PLANNING DIVISION
CITY OF THOUSAND OAKS PLANNING DEPT.
Date: MARCH 1992

3. LAND USE

The Land Use Maps (Figures 3, 3.1, 3.2, 3.3, 3.4 and 3.5) identify the distribution and appropriate location of the various land uses permitted within the Area Plan boundary. Within five general land use categories, there are land use designations which dictate the type and intensity of land use within each category. A Summary Table lists each land use designation and its total area, building intensity, population capacity and population density. The purpose of each of the five land use categories is described below:

Public Open Space: The purpose of the Public Open Space designation is to identify lands devoted to natural parks and recreation areas, owned and maintained by a public agency.

Open Space: The purpose of the Open Space designation is to preserve land in a predominantly open, undeveloped character while permitting very low density residential development and agriculture, in accordance with the goals and policies of the County General Plan and the specific goals and policies of this Area Plan. Within this category, there are two land use designations: Open Space 2 (20-40 acres minimum) and Open Space 3 (40-80 acres minimum).

Rural Residential: The purpose of the Rural Residential designation is to identify those areas where low density (one to ten acre) parcel size residential development may occur. Within this category, there are two land use designations: "Rural Residential 1" (one acre minimum) and "Rural Residential 2" (two acre minimum).

Urban Residential: The purpose of the Urban Residential designation is to identify those areas where residential development at urban densities (1 Dwelling Unit/Acre or greater) is permitted. Within this category there are four land use designations: "Urban Residential 1-2" (1-2 DU/Ac.), "Urban Residential 2-4" (2-4 DU/Ac.), "Urban Residential 6-8" (6-8 DU/Ac.), "Urban Residential 12-16" (12-16 DU/Ac.).

Industrial: The purpose of the Industrial designation is to identify areas necessary to meet the service and employment needs of the Thousand Oaks area.

More specific land use regulations are established by zoning. The Zoning Compatibility Matrix delineates which zoning districts are compatible with the various Area Plan land use designations.

In addition to the land use related goals, policies and programs identified in the County General Plan Goals, Policies and Programs document, the following shall be applicable to each land use category in the Thousand Oaks Area of Interest:

3.1 GENERAL LAND USE GOALS AND POLICIES

3.1.1 Goals

1. Provide for new development within existing urban neighborhoods while preserving the remainder of the Thousand Oaks unincorporated area as open space pending annexation of land within the Thousand Oaks Sphere of Influence to the City of Thousand Oaks.
2. Support the Conejo Open Space Conservation Agency (COSCA) concept of a ring of open space surrounding the Conejo Valley and protect open space between existing neighborhoods.

3. Strive to maintain the existing semirural residential character of the Thousand Oaks area.
4. Preserve the major resources of the area by adapting development patterns to the natural environment.
5. Ensure that the area's growth rate does not exceed the capacity of service agencies to provide quality services without impacting services provided to existing neighborhoods.
6. Support the **Guidelines for Orderly Development**, especially those policies which state that land uses which are allowed by the County without annexation should be equal to or more restrictive than land uses allowed by the City and development standards and capital improvement requirements imposed by the County for new or expanding developments should not be less than those that would be imposed by the City.
7. Support the existing policy of annexation of property located within Urban and Rural land use designations in the Thousand Oaks **Sphere of Influence** to the City of Thousand Oaks whenever subdivision of property is requested.

3.1.2 **Policies**

1. All zoning and development shall be in conformance with the Land Use Maps (Figures 3, 3.1, 3.2, 3.3, 3.4 and 3.5). The Zoning Compatibility Matrix indicates the zoning districts which are consistent with the various land use categories.
2. New discretionary development shall be designed and constructed in conformance with the Grading and Hillside Development Standards (Section 5.3).
3. The following annexation policies shall apply to all subdivisions of land designated Existing Community or Rural, as depicted on the Goals, Policies and Programs "Ventura County General Land Use Map" (Figure 3.1), within the Thousand Oaks **Sphere of Influence**:
 - (1) Owners of property contiguous to the City of Thousand Oaks shall be required to request annexation to the City prior to consideration of any subdivision of land by the County. Such subdivisions shall not be approved by the County unless an application for annexation has been denied by the City or the Local Agency Formation Commission (LAFCO).
 - (2) Owners of property not contiguous to the City shall be required to record an agreement to annex when such property becomes legally annexable, as a condition of any subdivision approved by the County. This agreement to annex shall contain language that is binding on all future owners of the property.

3.2 **OPEN SPACE AND PUBLIC OPEN SPACE**

3.2.1 **Goals**

1. Preserve in perpetuity the "Public Open Space" areas within the Thousand Oaks area.

R. 12-1-92

THOUSAND OAKS AREA PLAN
OF THE
VENTURA COUNTY GENERAL PLAN

Adopted By the Ventura County Board of Supervisors - March 24, 1992

THOUSAND OAKS AREA PLAN

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THOUSAND OAKS AREA PLAN

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INTRODUCTION

PURPOSE

The Thousand Oaks Area Plan is an integral part of the Ventura County General Plan, functioning as the land use plan for approximately 3,767 acres of unincorporated land adjacent to the City of Thousand Oaks and within the Thousand Oaks Area of Interest. This Area Plan governs the distribution, general location, types and intensity of land uses within 12 planning sub-areas (see "Thousand Oaks Unincorporated Planning Sub-Areas") as well as providing specific policies concerning development.

AREA PLAN CHRONOLOGY

Concerns about grading activity near the City of Thousand Oaks within the Upper Kelly Estates Area, beginning in the summer of 1983, led to County/City discussions relating to the application of certain City policies to the unincorporated areas within the Thousand Oaks Area of Interest. It was determined that the appropriate way to accomplish this was to prepare an Area Plan for the unincorporated portion of the Thousand Oaks Area of Interest. Consequently, the County and City negotiated a joint agreement whereby the City and County would share the cost of preparing an Area Plan which would be written, in part, to reflect the City's grading and land use policies. Joint resolutions to this effect were adopted by the City and County on July 22, and August 26, 1986, respectively. Work on the Thousand Oaks Area Plan commenced in January of 1987. A Background Report (separate document) was completed in June of 1987. A Citizens Committee was appointed to assist in identifying issues and formulating goals. This Committee held public meetings periodically from February 1988 to October 1988, when the draft Area Plan was completed. The Thousand Oaks Area Plan was adopted by the Ventura County Board of Supervisors on March 24, 1992.

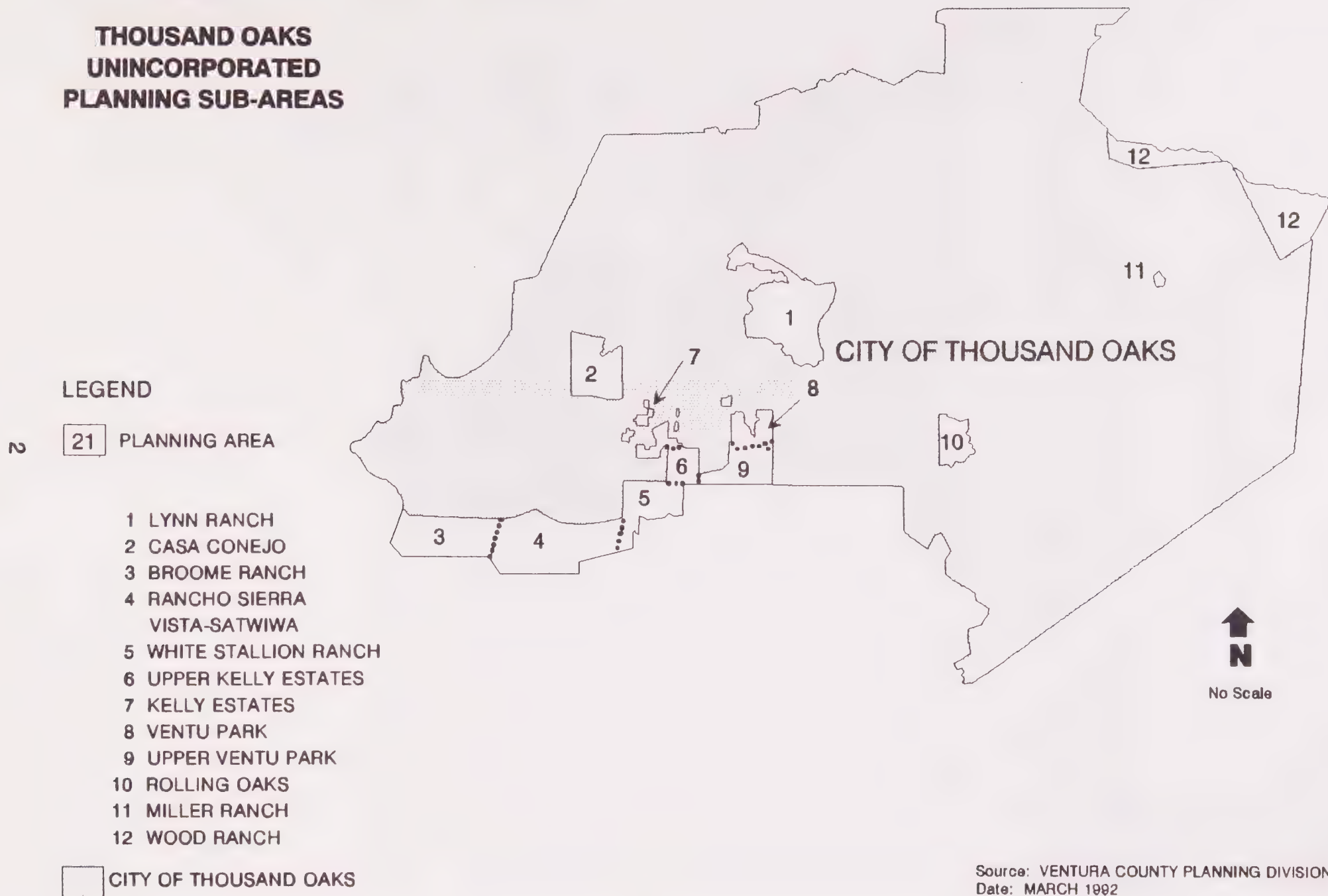
RELATIONSHIP TO OTHER COUNTY GENERAL PLAN ELEMENTS

The Ventura County General Plan is the plan by which the unincorporated portions of Ventura County will develop in the future. The County General Plan is divided into four chapters which encompass the State-mandated General Plan elements. In addition to the general goals, policies and programs contained in these four chapters, portions of the unincorporated area of Ventura County are governed by more detailed land use plans (area plans) designed to reflect the needs and desires of those individual communities. The Thousand Oaks Area Plan is the detailed land use plan of the Ventura County General Plan for the Thousand Oaks area. It should be noted that boldface words in the Area Plan are defined in its glossary or in the General Plan Goals, Policies and Programs volume.

State law also mandates that all elements of a general plan be consistent with one another. To achieve this consistency, the goals, policies, programs and maps of the Ventura County General Plan were reviewed and used in drafting this Area Plan.

FIGURE 1

**THOUSAND OAKS
UNINCORPORATED
PLANNING SUB-AREAS**



DEFINITIONS

The goals, policies and programs contained in this Area Plan express the intent of the Board of Supervisors, the community and those governmental agencies responsible for providing services to the area. Goals, policies and programs are defined below:

- Goal** - The ultimate purpose of the County's effort stated in a way that is general in nature. Example: "Ensure that all new development minimizes grading and is sensitively designed in order to preserve the natural beauty of the area."
- Policy** - A specific statement guiding day-to-day actions and implying clear commitment to carry out the goals of the General Plan in a prescribed manner. Example: "Discretionary development shall be located to avoid the loss or damage to healthy mature trees. Removal of protected trees shall only occur after review of the necessity of such removal, and in accordance with the provisions of the County's Tree Protection Ordinance and the Guidelines for the Preservation and Protection of Trees (see Section 5.2)."
- Program** - A coordinated set of actions to carry out the goals of the Plan. Example: "The Planning Division will coordinate with the National Park Service and the Santa Monica Mountains Conservancy to ensure that future amendments to those agency's plans are consistent with this Area Plan."

The goals, policies and programs are divided into five major sections as follows:

1. Resources
2. Hazards and Constraints
3. Land Use
4. Public Facilities and Services
5. Special Guidelines and Standards

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1. RESOURCES

In addition to the resource related goals, policies and programs identified in the County General Plan Goals, Policies and Programs document, the following shall be applicable to the Thousand Oaks Area of Interest:

1.1 AIR RESOURCES

1.1.1 Goal

Protect air quality in the Thousand Oaks Area of Interest to the maximum extent feasible by implementing air quality measures more restrictive than those contained in the County General Plan Goals, Policies and Programs document for discretionary development.

1.1.2 Policies

1. General Plan Amendments and zone changes which are inconsistent with the Ventura County Air Quality Management Plan (AQMP) shall be prohibited.
2. Drive-up facilities for restaurants, banks, and similar businesses shall be designed to minimize vehicle idling and potential carbon monoxide build-up.
3. All active and graded portions of a construction site shall be watered, or treated with a non-oil based dust suppressant, a minimum of twice each working day (once during the day and once at the end of the day) to prevent excessive amounts of dust.
4. All inactive portions of a construction site shall be hydroseeded and watered until sufficient groundcover cover is established.
5. Chemical stabilizers shall be applied to completed cut and fill areas in order to reduce fugitive dust emissions from inactive portions of a project site.
6. All material excavated or graded shall be sufficiently watered or treated with a non-oil based dust suppressant, to prevent excessive amounts of dust.
7. All material transported offsite shall be either sufficiently watered or treated with a non-oil based dust suppressant, or securely covered to prevent excessive amounts of dust.
8. All employees involved in grading operations shall wear face masks during dry periods to reduce inhalation of dust.
9. All site access roads shall be covered with gravel during construction periods.
10. Public streets in the vicinity of the site shall be periodically swept to remove silt which may have accumulated from construction activities.
11. On-site vehicle speed during construction shall be limited to no more than 15 miles per hour.

12. Earth moving equipment engines shall be maintained in good condition and in proper tune as per manufacturer's specifications.
13. All grading and construction equipment shall be kept on or near the site until those phases of development are completed.
14. All clearing, grading, earthmoving and excavation operations shall cease during periods of high winds (20 mph or greater in one hour).
15. The construction period during periods of high levels of smog (May through October) shall be lengthened to minimize the number of vehicles and equipment operating at the same time.
16. Individual applicants for discretionary entitlements which would generate more than 25 pounds of reactive organic compounds and nitrogen oxides per day shall obtain, on a pro-rata basis, emission offsets currently banked by a source within the Oxnard Plain Airshed. This would likely require the purchase of banked emissions from a major industrial source within the airshed. The Ventura County Air Pollution Control District (APCD) publishes a monthly list of sources with banked emissions which may be available for use as offsets. The emission offsets must be real, permanent, enforceable, and surplus. The applicant must demonstrate the availability of the offsets to the Ventura County APCD through a contract or other agreement with the offset source(s), which binds the offsets to the project, prior to finalizing the environmental review process. If an applicant is not able to obtain emission offsets sufficient to lower emissions to below 25 pounds per day, in-lieu fees shall be paid to fund off-site Transportation Demand Management (TDM) facilities or services, if such a program has been established at that time. These fees can reduce emissions from non-project generated motor vehicle trips by funding programs to promote ridesharing, public transit and bicycling. These fees should be paid prior to the issuance of building permits by the County. The amount of this financial contribution should be calculated on a pro-rate basis as determined to be equitable by the APCD.

1.2 WATER RESOURCES

1.2.1 Goal

Encourage use of groundwater and reclaimed water for agricultural and landscape irrigation purposes.

1.2.2 Policies

1. Discretionary development on property containing existing operating water wells shall, where feasible, maintain and utilize such wells for agricultural and/or landscape irrigation.
2. Discretionary development on property containing unused water wells shall, where feasible, preserve such wells for agricultural and landscape irrigation purposes. All unused water wells shall meet one of the following requirements:
 - (1) The unused well shall be upgraded to meet the County Public Works Agency standards for operating water wells, or

- (2) A Re-use Permit (Certificate of Exemption) shall be obtained and the unused well shall be capped to ensure that no foreign matter can enter the well, and the cap secured to prevent unauthorized access.
- (3) In the event the well cannot be upgraded, the well shall be destroyed per the requirements of the County Well Ordinance.

1.3 BIOLOGICAL RESOURCES

1.3.1 Goals

1. Protect to the maximum extent feasible the biological resources of the Thousand Oaks Area of Interest in order to maintain natural ecosystems and also preserve the natural beauty of the area (e.g., volcanic outcrops, meadows, thin-soiled volcanic substrate slopes, wetlands areas, etc.).
2. Preserve and protect rare, threatened, endangered and candidate plant and animal species and their habitats.
3. Protect wildlife habitat and ensure viable wildlife movement corridors between open lands, including parklands, within the study area and surrounding the Conejo Valley.
4. Protect the significant stands of the major plant communities of Thousand Oaks: Southern oak woodland, oak savannah, chaparral, coastal and inland sage scrub, riparian woodland, and grassland.
5. Preserve natural vegetation by restricting grading on hillsides and in canyons to preserve its intrinsic value for wildlife habitat, for slope stability, and for scenic beauty.
6. Protect sources of water vital to wildlife, such as springs, ponds, and streams.
7. Encourage revegetation or landscaping that incorporates indigenous native plant species in order to restore habitat in already disturbed or urbanized areas.
8. Recognize the role of fire in local ecosystems in order that it be taken into account in all planning efforts.

1.3.2 Policies

1. A biological field reconnaissance report detailing the composition of species at the site, the presence of rare, threatened, endangered or candidate plant or animal species, the presence of important wildlife movement corridors and wetlands, and suitable mitigation measures shall be prepared by the County's biological consultant as part of the environmental assessment of all discretionary development permits involving earth movement or construction on previously undeveloped land (i.e., where the natural vegetation still exists).
2. The City of Thousand Oaks, the Conejo Open Space Conservation Agency (COSCA), the California Department of Parks and Recreation, the Santa Monica Mountains Conservancy, and the Santa Monica Mountains National Recreation Area shall be consulted during the initial 30-day project review period for discretionary development proposals when proposals which may adversely affect the biological resources under their purview are submitted.

3. Standard Conditions for Projects Incorporating Permanent Open Space/Recreation (see Section 5.1) shall be imposed, as appropriate, on all discretionary development adjoining or affecting significant habitat and wetland areas.
4. Deed restrictions, conservation easements and/or parkland/open space dedications to an appropriate public agency (e.g., Conejo Open Space Conservation Agency (COSCA), California Department of Parks and Recreation, National Park Service, Conejo Recreation and Park District, Nature Conservancy, a Homeowners Association or other entity approved by the County) shall be employed on portions of properties with severe environmental constraints, in order to protect significant natural areas by preserving them as permanent open space/recreation areas while permitting property owners to develop less constrained portions of property (see Section 5.1).
5. Discretionary development shall be located to avoid the loss or damage to protected trees. Removal of protected trees shall only occur after review of the necessity of such removal, and in accordance with the provisions of the County's Scenic Resource Protection Overlay Zone (Zoning Ordinance), the County's Tree Protection Ordinance (Zoning Ordinance), and the Guidelines for the Preservation and Protection of Trees (see Section 5.2).
6. Discretionary development within high fire hazard areas shall be reviewed with attention to the environmental impact of required brush clearance to biological resources, particularly on moderate to steep slopes. Brush clearance that reduces fuel volumes while allowing the selective retention of native shrubs a minimum of 20' apart should be encouraged, as permitted by the Ventura County Fire Protection District.

1.4 SCENIC RESOURCES

1.4.1 Goals

1. Preserve and protect the significant visual quality and aesthetic beauty of the Thousand Oaks Area of Interest. This shall include, but not be limited to, protected trees, arroyos, barrancas, and surrounding hills and mountains.
2. Ensure that all new discretionary development minimizes grading by ensuring that it is sensitively designed in order to preserve the natural beauty of the area.
3. The proliferation of antenna and satellite dish facilities should be avoided, to the extent feasible.

1.4.2 Policies

1. Discretionary development which will significantly obscure or alter public views of the natural ridgelines shall be prohibited.
2. The following requirements shall apply to all properties in the Thousand Oaks Area of Interest which are zoned SRP (Scenic Resource Protection Overlay Zone):
 - (1) All discretionary grading shall be in accordance with the Grading and Hillside Development Standards (see Section 5.3).

- (2) Removal, damaging or destruction of protected trees shall be required to comply with the provisions of the County's Tree Protection Ordinance (Section 8107-25 et seq.), Tree Permit Guidelines and the Guidelines for the Preservation and Protection of Trees (see Section 5.2).
 - (3) No freestanding off-site advertising signs shall be permitted.
 - (4) Any required landscaping shall utilize native species endemic to the area where feasible.
 - (5) No discretionary development shall be approved which would significantly degrade or destroy a scenic view or vista.
3. Discretionary development on parcels abutting an adopted or eligible County Scenic Highway or Local Scenic Road (see "Scenic Roadways") shall be subject to the following criteria:
 - (1) Freestanding off-site advertising signs and pole-mounted business identification or advertising signs shall be prohibited.
 - (2) Outside storage in public view is prohibited. Storage areas shall be landscaped and/or screened from public view.
 - (3) Existing healthy, mature trees, and native and long established vegetation shall be retained, where feasible.
 - (4) Development shall be designed to be in harmony with the surrounding areas.
4. Discretionary development permits for antenna and satellite dish facilities shall be denied where the public need has not been adequately demonstrated or where the visual impact of such facilities outweighs the public benefits.
5. Discretionary development permits for antenna and satellite dish facilities which are necessary for public safety or provide a substantial public benefit may be permitted but shall be conditioned to minimize visual impacts to the maximum feasible extent. The following standards shall apply:
 - (1) Such facilities shall be colored to blend in with the background view and shall utilize landscaping which is consistent with the natural character of the area to screen or soften the visual impact of such facilities.
 - (2) The height of such facilities, with the exception of monopole whip-type antennas, shall be limited to 40 feet, where technically feasible. Several shorter facilities are preferable to one large facility.
 - (3) New facilities shall be avoided when there is available capacity on existing antenna facilities.
 - (4) Visual impacts of ancillary facilities (e.g., power lines, cables, equipment buildings) shall be taken into consideration in the conditioning of antenna facilities.

- (5) Discretionary development permits for antenna facilities shall be reviewed by the Planning Division at least once every ten years. The purpose of such review is to ascertain whether there have been significant changes in antenna technology which would allow replacement of existing apparatus with smaller or less visually intrusive equipment.
- (6) Abandoned or unused antenna equipment shall be removed.
6. Reservoirs shall not be sited on prominent ridgelines and shall be well-screened with native or compatible vegetation and berms and/or undergrounded if possible.
7. Standard Conditions for Projects Incorporating Permanent Open Space/Recreation shall be imposed, as appropriate, on all residential subdivisions adjoining or affecting steep slopes, canyons and other scenic areas (see Section 5.1).

1.4.3 *Programs*

1. The County Planning Division will develop a program proposal for the Board of Supervisors' consideration to:
 - (1) Designate U.S. 101 (Ventura Freeway), S.R. 23 (Moorpark Freeway) and Potrero Road as County Scenic Highways (at least within the Thousand Oaks Area of interest); and
 - (2) Rezone to SHP (Scenic Highway Protection Overlay Zone) properties abutting a designated County Scenic Highway.
2. Hillside properties, oak woodland areas and other scenic open space areas in the Thousand Oaks Area of Interest shall be rezoned to SRP (Scenic Resource Protection Overlay Zone).
3. The County Planning Division will develop a program proposal for the Board of Supervisors' consideration to amend the County Zoning Ordinance to reduce the maximum size of real estate signs to 24 square feet Countywide.

1.5 CULTURAL RESOURCES

1.5.1 *Goals*

1. Preserve and protect the unique cultural resources of the Thousand Oaks Area of Interest.
2. Provide specific guidelines for the preservation of significant archaeological and historical resources.
3. Promote educational and preservation programs to further the understanding of community culture and history.
4. Ensure the utilization of proper archaeological research and assistance to precede future development so as to prevent the loss or destruction of significant cultural, archaeological and historical resources.

1.5.2

Policies

1. All discretionary development permits involving construction or earth movement within the Thousand Oaks Area of Interest shall be reviewed by the County's designated archaeological resource review organization.
 - (1) Whenever a discretionary development project is located within an archaeologically sensitive area, a field reconnaissance study shall be conducted by a County approved archaeologist to determine the potential for surface or subsurface cultural remains.
 - (2) A qualified archaeological monitor shall be present to monitor trenching or earth movement at any such site deemed to be archaeologically sensitive during construction.
 - (3) In the event that artifacts of historical or archaeological significance are uncovered, the qualified archaeological monitor shall be empowered to halt construction in the immediate vicinity of such unearthed artifacts until disposition of the site has been determined by the County Planning Division.
2. All structures and/or sites designated, or being considered for designation, as County Historical Landmarks within the Thousand Oaks Area of Interest shall be preserved or appropriately salvaged, when deemed reasonable by the permitting authority, as a condition of discretionary development. All costs of preservation/salvage shall be borne by the developer. An appropriate marker shall be placed on the site to describe the historical significance of the structure, site or event.

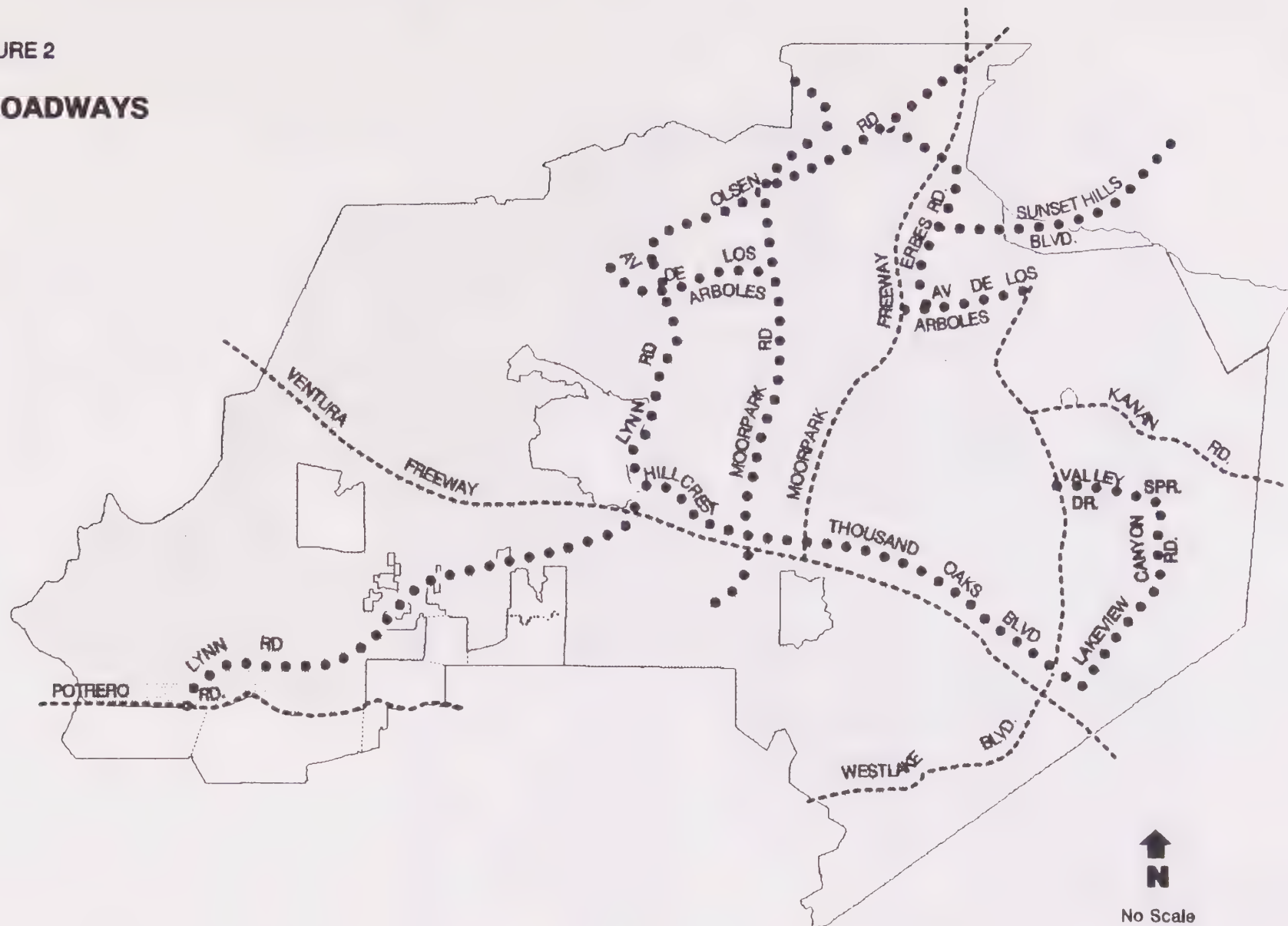
1.5.3

Program

The County General Services Agency, in cooperation with the City of Thousand Oaks, shall conduct a cultural heritage survey of the Thousand Oaks area as funds become available.

FIGURE 2

SCENIC ROADWAYS



Source: VENTURA COUNTY PLANNING DIVISION
CITY OF THOUSAND OAKS PLANNING DEPT.
Date: MARCH 1992

2. HAZARDS AND CONSTRAINTS

In addition to the hazard related goals, policies and programs identified in the County General Plan Goals, Policies and Programs document, the following shall be applicable to the Thousand Oaks Area of Interest:

2.1 FIRE HAZARDS

2.1.1 Goal

Ensure that development within or adjacent to high fire hazard areas is protected from wildfires.

2.1.2 Policy

Discretionary development in or adjacent to high fire hazard areas shall be required to maintain a minimum 100-foot-wide fuel modification zone consisting of low density vegetation or fire retardant vegetation around the perimeter of the development. Maintenance of such fuel modification zones shall be adequately provided for through a viable homeowners association, benefit assessment district or other means approved by the County.

2.2 FLOOD HAZARDS AND DRAINAGE

2.2.1 Goal

Ensure that downstream flood impacts are not worsened by new discretionary development.

2.2.2 Policies

1. All manufactured slopes shall be thoroughly landscaped in order to stabilize disturbed soils in keeping with City of Thousand Oaks standards.
2. Temporary catchment basins shall be constructed on-site and maintained by the property owner in accordance with County standards prior to any site grading, particularly if these operations are to occur during, or extend into, the rainy season.
3. During the period that the City of Thousand Oaks Master Stormwater Retention Facility Study is being prepared, permanent on-site retention facilities may also be required for a project if determined to be necessary and feasible by the Ventura County Flood Control District. Such structures shall be constructed in such a manner to ensure the protection of the project and adjacent properties from a 100 year frequency storm. The retention basin shall also be designed to minimize erosion and maximize desiltation in order to prevent debris from entering downstream channels. Site improvements shall include, but are not limited to, a perimeter fence with lockable gates, vehicle access to bottom of basin and to top of outlet structure, low-flow pipe system, overflow system, landscaping and an automatic irrigation system to provide visual screening.

4. Cumulative downstream flooding impacts in the Conejo/Calleguas drainage system shall be evaluated prior to or as part of the environmental document, for discretionary developments involving significant amounts of impervious surface coverage. When determined necessary by the County Flood Control District, feasible mitigation measures designed to reduce flood impacts shall be incorporated into the project design.

2.3 NOISE CONSTRAINTS

2.3.1 Goals

1. Provide for a quiet environment through proper land use planning and permit conditioning.
2. Discourage uses which would result in unreasonable noise impacts to residences and other noise sensitive uses (See General Plan Goals, Policies, and Programs, Section 2.16 for a complete listing of these uses).

2.3.2 Policy

Discretionary developments which use helicopters shall be conditioned to limit flight hours, limit the number of flights per day, and utilize an approved flight path or other means, as necessary, to avoid or mitigate adverse impacts on nearby residences and other sensitive uses.

3. LAND USE

The Land Use Maps (Figures 3, 3.1, 3.2, 3.3, 3.4 and 3.5) identify the distribution and appropriate location of the various land uses permitted within the Area Plan Boundary. Within five general land use categories, there are land use designations which dictate the type and intensity of land use within each category. A Summary Table lists each land use designation and its total area, building intensity, population capacity and population density. The purpose of each of the five land use categories is described below:

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In addition to the land use related goals, policies and programs identified in the County General Plan Goals, Policies and Programs document, the following shall be applicable to each land use category in the Thousand Oaks Area of Interest:

3.1 GENERAL LAND USE GOALS AND POLICIES

3.1.1 Goals

1. Provide for new development within existing urban neighborhoods while preserving the remainder of the Thousand Oaks unincorporated area as open space pending annexation of land within the Thousand Oaks Sphere of Influence to the City of Thousand Oaks.
2. Support the Conejo Open Space Conservation Agency (COSCA) concept of a ring of open space surrounding the Conejo Valley and protect open space between existing neighborhoods.

3. Strive to maintain the existing semirural residential character of the Thousand Oaks area.
4. Preserve the major resources of the area by adapting development patterns to the natural environment.
5. Ensure that the area's growth rate does not exceed the capacity of service agencies to provide quality services without impacting services provided to existing neighborhoods.
6. Support the Guidelines for Orderly Development, especially those policies which state that land uses which are allowed by the County without annexation should be equal to or more restrictive than land uses allowed by the City and development standards and capital improvement requirements imposed by the County for new or expanding developments should not be less than those that would be imposed by the City.
7. Support the existing policy of annexation of property located within Urban and Rural land use designations in the Thousand Oaks Sphere of Influence to the City of Thousand Oaks whenever subdivision of property is requested.

3.1.2 Policies

1. All zoning and development shall be in conformance with the Land Use Maps (Figures 3, 3.1, 3.2, 3.3, 3.4 and 3.5). The Zoning Compatibility Matrix indicates the zoning districts which are consistent with the various land use categories.
2. New discretionary development shall be designed and constructed in conformance with the Grading and Hillside Development Standards (Section 5.3).
3. The following annexation policies shall apply to all subdivisions of land designated Urban or Rural within the Thousand Oaks Sphere of Influence:
 - (1) Owners of property contiguous to the City of Thousand Oaks shall be required to request annexation to the City prior to consideration of any subdivision of land by the County. Such subdivisions shall not be issued by the County unless an application for annexation has been denied by the City or the Local Agency Formation Commission (LAFCO).
 - (2) Owners of property not contiguous to the City shall be required to record an agreement to annex when such property becomes legally annexable, as a condition of any subdivision approved by the County. This agreement to annex shall contain language that is binding on all future owners of the property.

3.2 OPEN SPACE AND PUBLIC OPEN SPACE

3.2.1 Goals

1. Preserve in perpetuity the "Public Open Space" areas within the Thousand Oaks area.

2. Maintain the lands outside the existing urban and rural neighborhoods in "Open Space" or "Public Open Space" as a means of retaining the rural scenic character and limiting urbanization in areas which are unsuited to more intensive development due to the presence of physical hazards and development constraints, the necessity to protect natural resources, and the lack of public service and facilities required to support more intense land uses.

3.2.2 *Policy*

Discretionary development projects shall be conditioned to preserve the most sensitive portions of the property as permanent open space or recreational areas (see Section 5.1).

3.3 URBAN AND RURAL RESIDENTIAL

3.3.1 *Goals*

1. Provide living opportunities for families of a wide range of incomes.
2. Produce neighborhood configurations which preserve the natural features of the site and minimize the requirement for grading.
3. Improve the condition of existing substandard housing and housing otherwise in need of rehabilitation.
4. Ensure that existing and future land use patterns result in cohesive and consolidated neighborhoods.

3.3.2 *Policies*

1. Multi-family residential development shall be discouraged adjacent to Potrero Road and Lynn Road.
2. As per Article 16 of the Ventura County Zoning Ordinance, developers shall receive density bonuses for qualified affordable housing developments.
3. Discretionary development permits involving 20 or more dwelling units shall be conditioned to provide a variety of housing densities to meet the needs of diverse family income levels.

3.4 INDUSTRIAL

3.4.1 *Goals*

1. Locate and design industrial land uses so as to minimize land use incompatibility with residential land uses and open space areas.
2. Limit industrial land uses to existing industrial zoned areas.

3.4.2 *Policies*

1. Expansion of industrial uses outside of areas presently planned for industrial shall be prohibited.
2. All exterior lighting of industrial developments shall be constructed or located so that only the intended area is illuminated, long-range visibility is minimized and off-site glare is controlled.

3. New industrial development shall be subject to the Planned Development or Conditional Use Permit process to assure compatibility with adjacent land uses. Such review shall give careful attention to landscaping, signing, access, site and building design, drainage, on-site parking and circulation, fencing and mitigation of nuisance factors.
4. The storage, handling, and disposal of hazardous materials and wastes shall be in compliance with the California Health and Safety Code, and Title 22, California Administrative Code.
5. Expansion or modification of existing industrial uses in the Casa Conejo and Lynn Ranch areas shall be carefully reviewed to ensure compatibility with adjacent residential uses.
6. Industrial uses which utilize helicopters shall be conditioned to limit flight hours, limit the number of flights per day, and utilize an approved flight path or other means, as necessary, to avoid or mitigate adverse impacts on nearby residents and other sensitive uses.

3.5 OTHER PUBLIC AGENCY PLANS

Several Federal, State and local agencies have adopted plans which embrace land use issues in the Thousand Oaks area. The following goals, policies and programs establish a relationship between these other plans and this Area Plan:

3.5.1 Goal

To the maximum extent feasible, ensure consistency with the plans of the National Park Service, the Santa Monica Mountains Conservancy, Conejo Recreation and Park District, Conejo Unified School District, Conejo Open Space Conservation Agency (COSCA) and the City of Thousand Oaks.

3.5.2 Policy

All discretionary development shall be consistent with the Santa Monica Mountains Comprehensive Plan (1979).

3.5.3 Programs

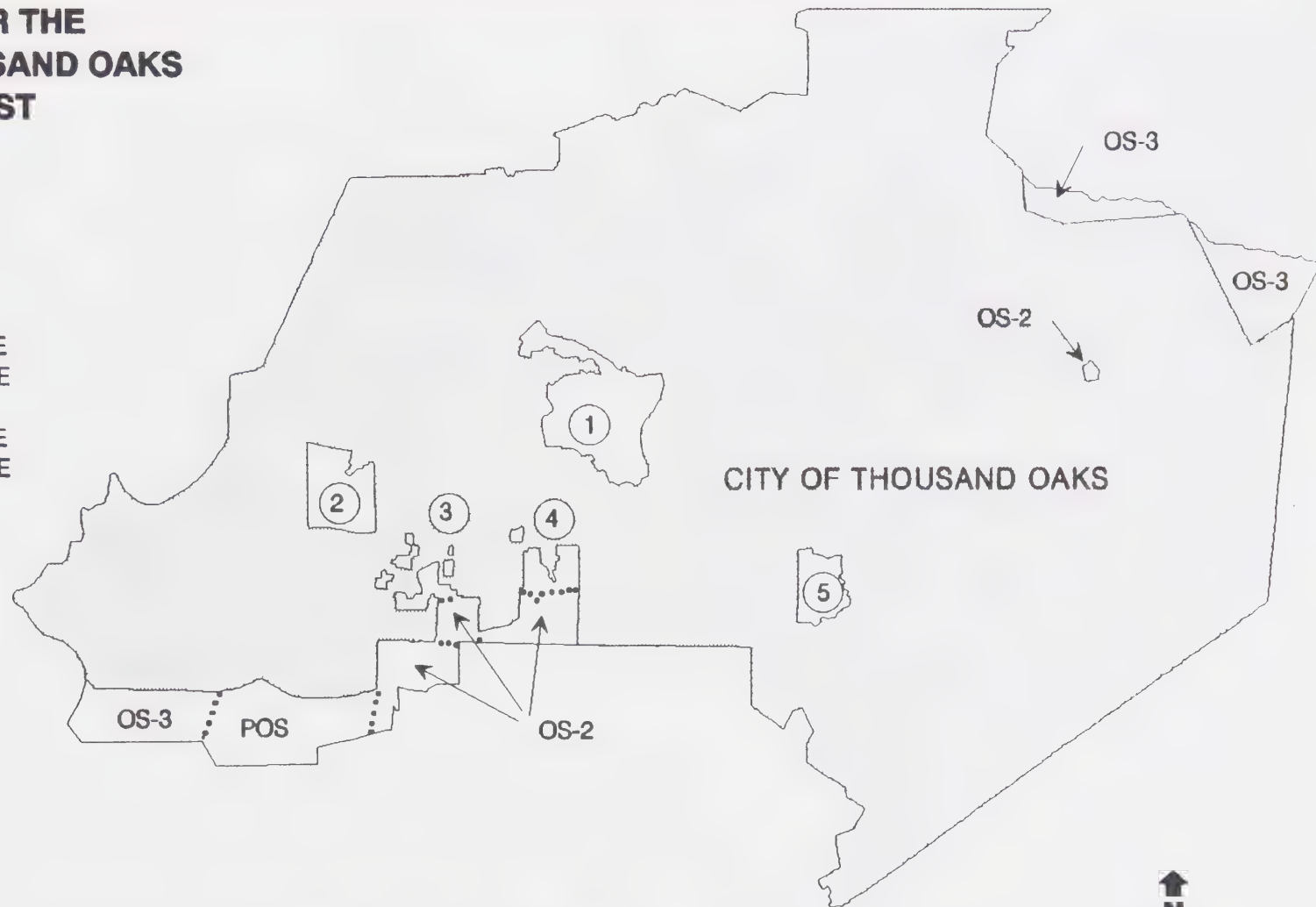
1. The Planning Division will continue to coordinate with the National Park Service and the Santa Monica Mountains Conservancy to ensure that future amendments to those agencies' plans are consistent with this Area Plan.
2. The Planning Division will coordinate with the City of Thousand Oaks to ensure this Area Plan remains consistent with the City's General Plan.

FIGURE 3

LAND USE PLAN FOR THE UNINCORPORATED THOUSAND OAKS AREA OF INTEREST

LEGEND

- POS PUBLIC OPEN SPACE
- OS-2 OPEN SPACE, 20 ACRE
MINIMUM PARCEL SIZE
- OS-3 OPEN SPACE, 40 ACRE
MINIMUM PARCEL SIZE



NOTES

- ① SEE FIGURE 3.1, LAND USE PLAN FOR THE LYNN RANCH NEIGHBORHOOD
- ② SEE FIGURE 3.2, LAND USE PLAN FOR THE CASA CONEJO NEIGHBORHOOD
- ③ SEE FIGURE 3.3, LAND USE PLAN FOR THE KELLYESTATES NEIGHBORHOOD
- ④ SEE FIGURE 3.4, LAND USE PLAN FOR THE VENTU PARK/UPPER VENTU PARK NEIGHBORHOODS
- ⑤ SEE FIGURE 3.5, LAND USE PLAN FOR THE ROLLING OAKS NEIGHBORHOOD

↑
N
No Scale

Source: VENTURA COUNTY PLANNING DIVISION
Date: MARCH 1992

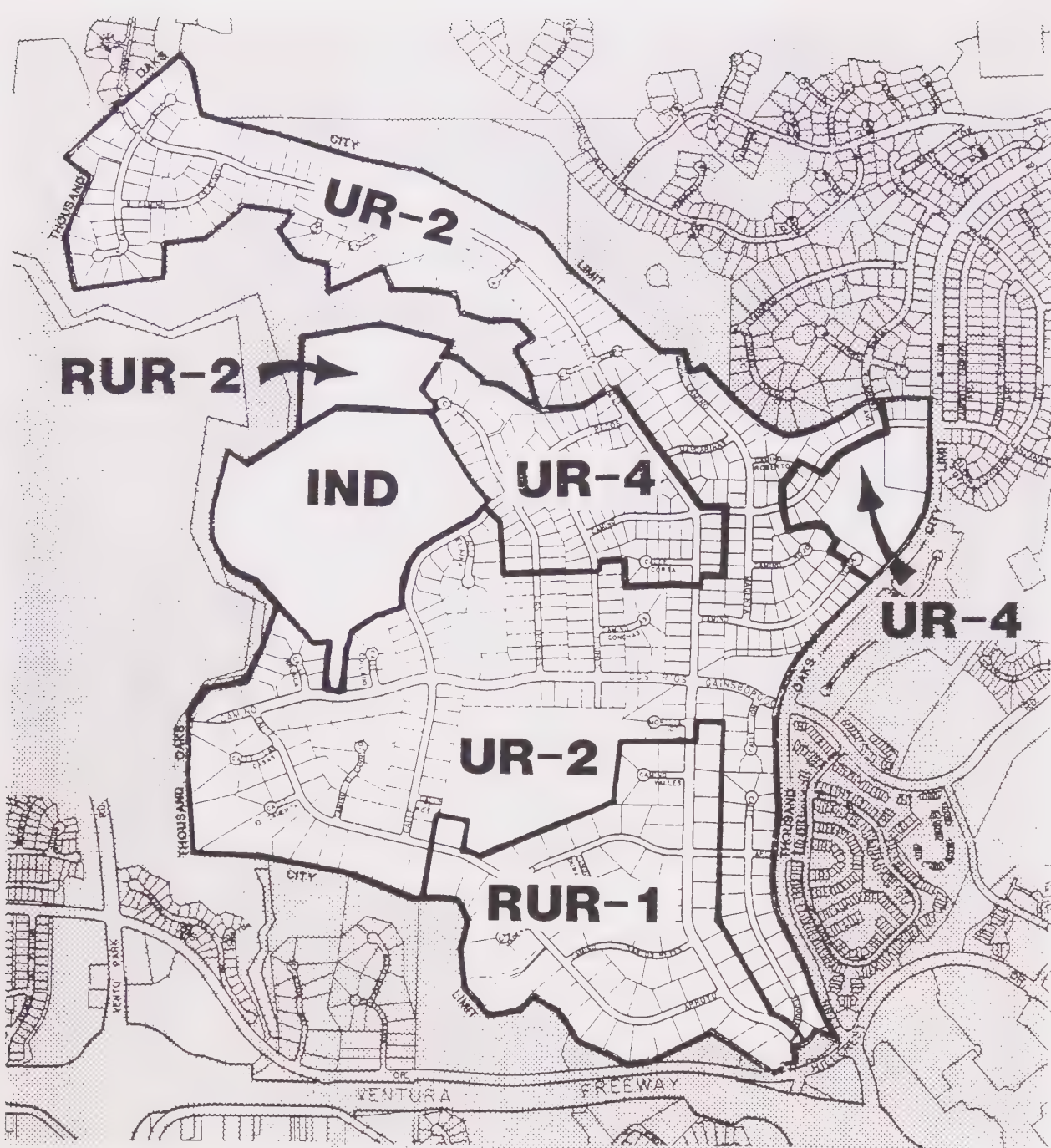


FIGURE 3.1

LAND USE PLAN FOR THE LYNN RANCH NEIGHBORHOOD



NO SCALE

LEGEND:

RUR-2	RURAL RESIDENTIAL, 2 ACRE MINIMUM PARCEL SIZE
RUR-1	RURAL RESIDENTIAL, 1 ACRE MINIMUM PARCEL SIZE
UR-2	URBAN RESIDENTIAL 1-2 DU'S/ACRE
UR-4	URBAN RESIDENTIAL, 2-4 DU'S/ACRE
IND	INDUSTRIAL

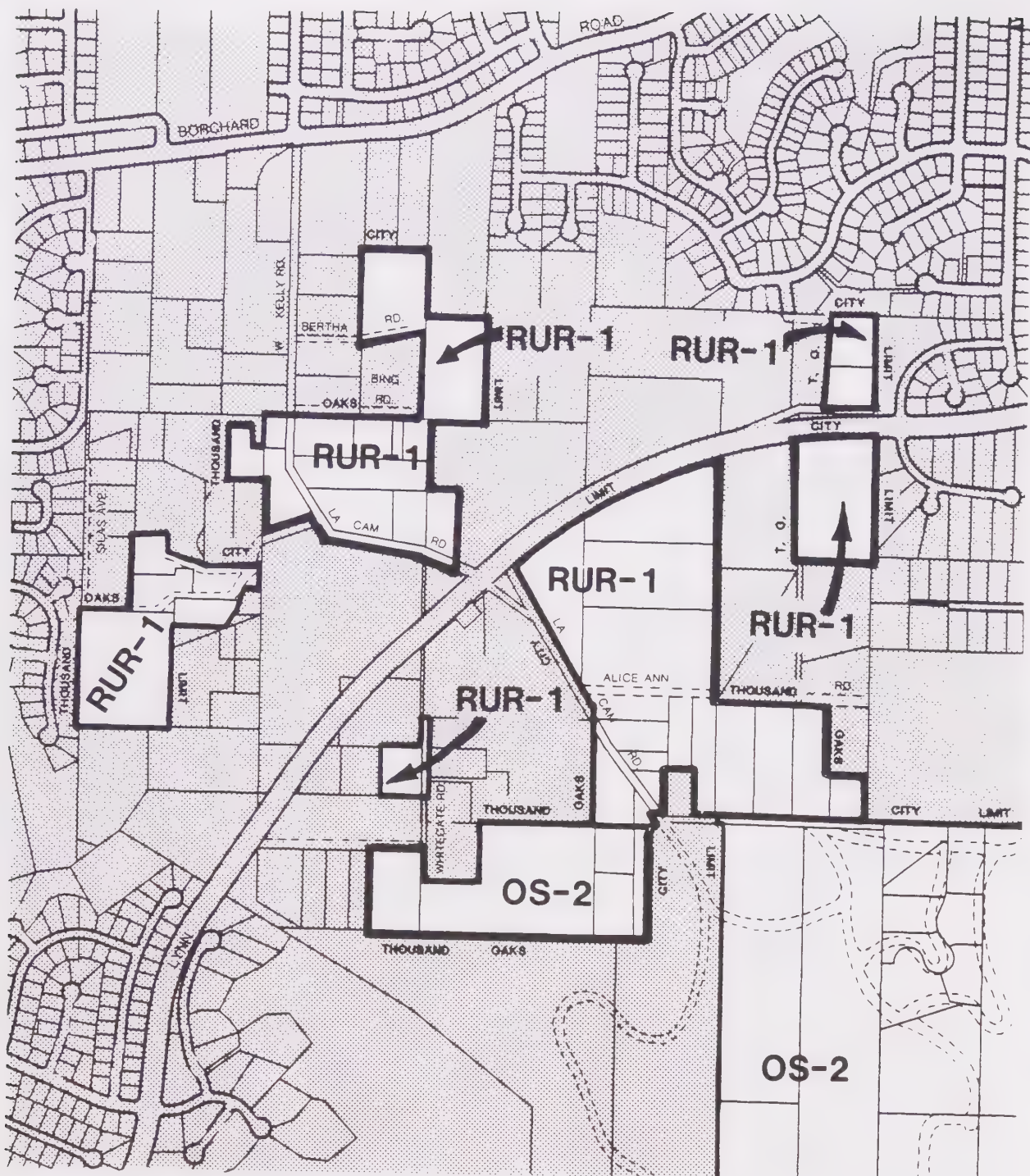


FIGURE 3.3

LAND USE PLAN FOR THE KELLY ESTATES NEIGHBORHOOD



NO SCALE

LEGEND:

OS-2

OPEN SPACE, 20 ACRE MINIMUM PARCEL SIZE

RUR-1

RURAL RESIDENTIAL, ONE ACRE MINIMUM PARCEL SIZE

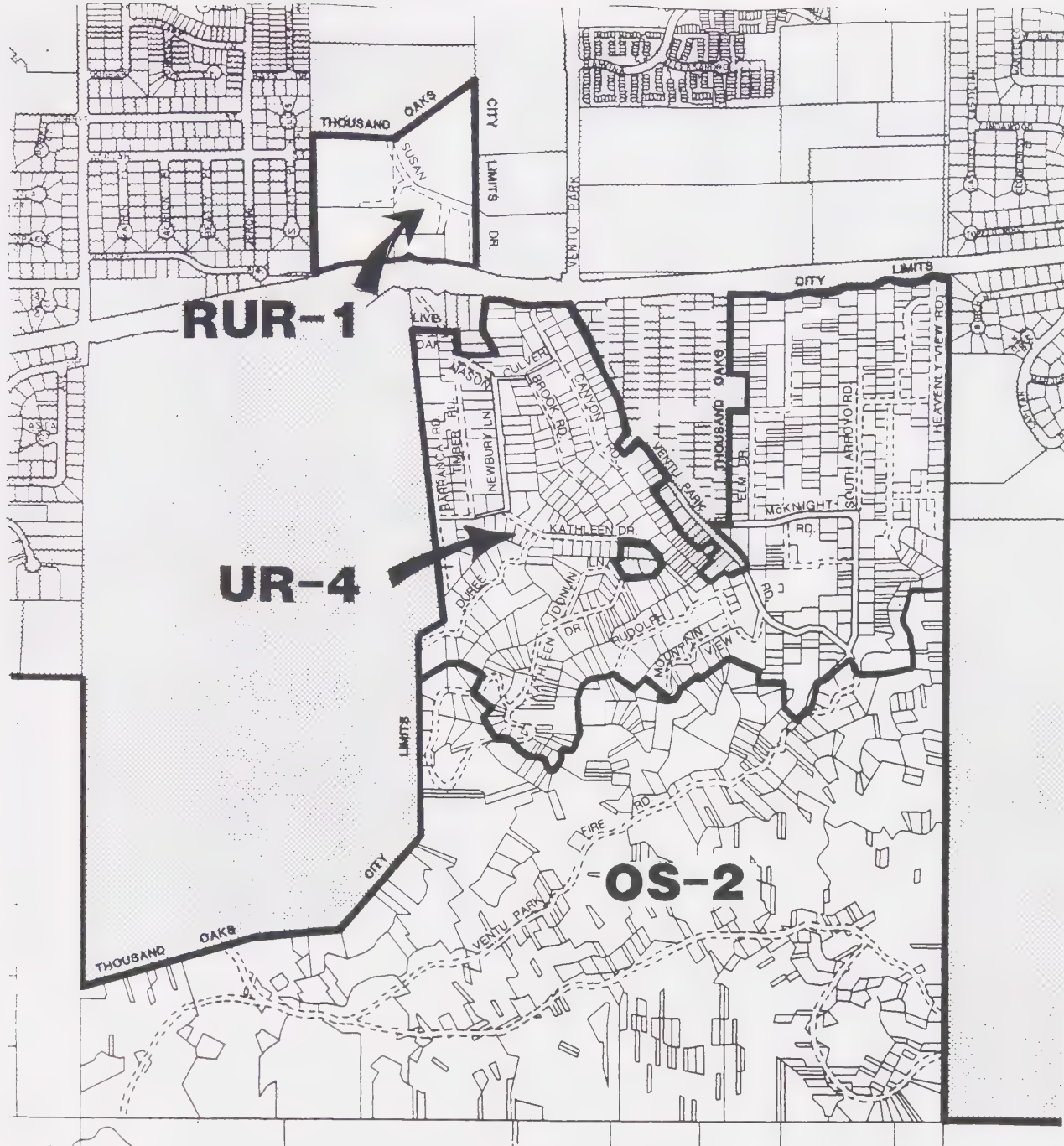


FIGURE 3.4



NO SCALE

LAND USE PLAN FOR THE VENTU PARK/UPPER VENTU PARK NEIGHBORHOODS

LEGEND:

- OS-2** OPEN SPACE, 20 ACRE MINIMUM PARCEL SIZE
- RUR-1** RURAL RESIDENTIAL, ONE ACRE MINIMUM PARCEL SIZE
- UR-4** URBAN RESIDENTIAL, 2-4 DU'S/ACRE

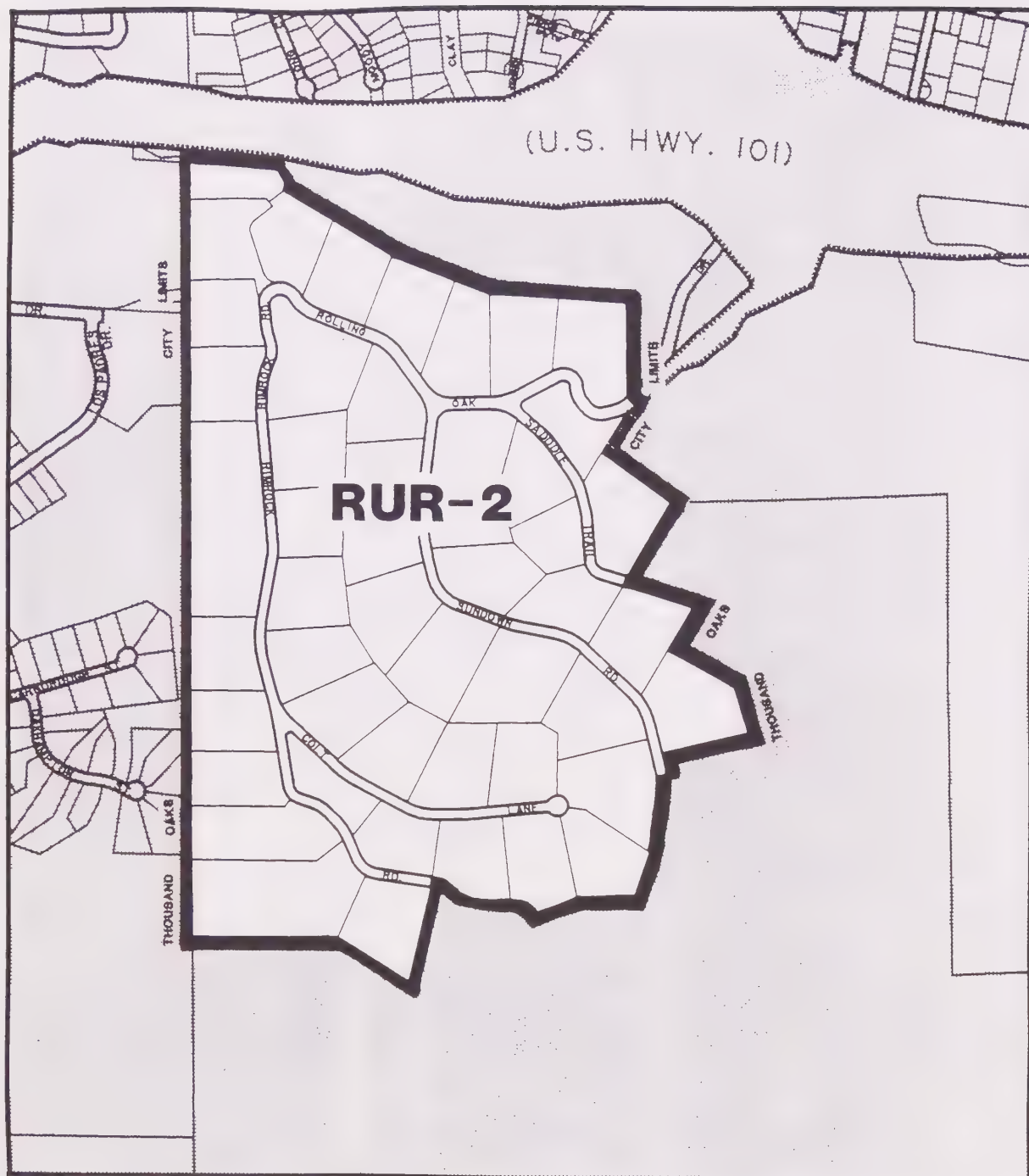


FIGURE 3.5

LAND USE PLAN FOR THE ROLLING OAKS NEIGHBORHOOD

LEGEND

RUR-2

**RURAL RESIDENTIAL, 2-5 ACRE
MINIMUM PARCEL SIZE**



NO SCALE

FIGURE 4

**BUILDING INTENSITY/POPULATION DENSITY STANDARDS
SUMMARY TABLE**

THOUSAND OAKS AREA PLAN

RESIDENTIAL

<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Maximum Intensity (Du/Ac) *</u>	<u>DU's</u>	<u>Average Pop/Du</u>	<u>Population</u>	<u>Average Population Density (Pop/Acre)</u>
POS (Public Open Space)	657	5%	N/A	0	N/A	0	0.00
OS-3 (Open Space 3)	1,040	5%***	0.03	31	2.31***	71	0.07
OS-2 (Open Space 2)	834	5%***	0.05	42	2.31***	97	0.12
RUR-2 (Rural Residential 2)	189	25%	0.50	94	2.79****	263	1.39
RUR-1 (Rural Residential 1)	185	25%	1.00	185	2.79****	516	2.79
UR-2 (Urban Residential 1-2)	308	28%	2.00	616	2.79****	1,719	5.58
UR-4 (Urban Residential 2-4)	221	35%	4.00	884	2.79****	2,466	11.16
UR-8 (Urban Residential 6-8)	272	48%	8.00	2,176	2.79****	6,071	22.32
UR-16 (Urban Residential 12-16)	<u>1</u>	55%	16.00	<u>16</u>	2.79****	<u>45</u>	45.00
	3,707			4,044		11,194	

INDUSTRIAL

<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Projected Floor Area (x 1000 SF)</u>	<u>Average Employees/ 1000 SF</u>	<u>Employees</u>	<u>Average Employees/ Acre</u>
IND (Industrial)	60	50%	523	2.0	1,046	17.42

* Excludes second dwelling units per Section 65852.2 of the State Government Code.

** Excludes greenhouses, hothouses, and the like. For nonconforming lots, maximum building coverage shall be 2,500 square feet, plus 1 square foot for each 22.3 square feet of lot area over 5000 square feet.

*** Figure based upon estimated average population/dwelling unit per the forecasts for the Thousand Oaks Growth and Non-Growth Areas for 1990 (averaged).

**** Figure based upon estimated average population/dwelling unit per the forecasts for the Thousand Oaks Growth Area for 1990.

March, 1992

FIGURE 5

THOUSAND OAKS AREA PLAN LAND USE/ZONING COMPATIBILITY MATRIX

ZONES

PLAN MAP LAND USE DESIGNATIONS	O.S. (10 AC. MIN.)	A-E (40 AC. MIN.)	R-A (1 AC. MIN.)	R-E (10,000 SQ. FT. MIN.)	R-O (20,000 SQ. FT. MIN.)	R-1 (8,000 SQ. FT. MIN.)	R-2 (3,500 SQ. FT./DU)	R-P-D	P-C	T-P	C-O	C-1	C-P-D	M-1	M-2	M-3
POS (PUBLIC OPEN SPACE)	○															
OS-3 (OPEN SPACE-3)	40 AC	○														
OS-2 (OPEN SPACE-2)	20 AC	○														
RUR-2 (RURAL RESIDENTIAL 2 AC MIN.)			2 AC	2 AC	2 AC											
RUR-1 (RURAL RESIDENTIAL 1 AC. MIN.)			○	1 AC	1 AC											
UR-2 (URBAN RESIDENTIAL 1-2 DU's/AC)			○	20	○			2 U								
UR-4 (URBAN RESIDENTIAL 2-4 DU's/AC)			○	○	○	10		4 U								
UR-8 (URBAN RESIDENTIAL 6-8 DU's/AC)						○		8 U								
UR-16 (URBAN RESIDENTIAL 12-16 DU's/AC)							○	16 U								
IND (INDUSTRIAL)														○		



NOT COMPATIBLE WITH PLAN



COMPATIBLE WITH PLAN



COMPATIBLE ONLY WITH ZONE
SUFFIX EQUAL TO OR MORE
RESTRICTIVE THAN THAT
SHOWN IN CIRCLE



= X ACRE
MINIMUM
LOT SIZE



= X THOUSAND
SQUARE FEET
MIN. LOT SIZE



= X UNITS PER
ACRE MAXIMUM

MARCH 1992

4. PUBLIC FACILITIES AND SERVICES

In addition to the public facilities and services related goals, policies and programs identified in the County General Plan Goals, Policies and Programs document, the following shall be applicable to the Thousand Oaks Area of Interest:

4.1 TRANSPORTATION AND CIRCULATION

4.1.1 Goals

1. Ensure an adequate circulation and transportation system to serve the needs of the existing and future residents of the Thousand Oaks Area of Interest.
2. Ensure that new development ties into the existing primary circulation system by an adequate collector street network.
3. Ensure a Level of Service "C" or better on all streets and intersections.
4. Provide safe pedestrian and bicycle pathways throughout the unincorporated Thousand Oaks area.
5. Encourage the expansion of public and private bus service to serve the Thousand Oaks Area of Interest.
6. Ensure that road improvements are compatible with existing and planned equestrian trails and bicycle pathways.

4.1.2 Policies

1. All road improvements shall be in conformance with the circulation maps contained within the Thousand Oaks Area Plan which have been designed to reflect the above goals (see Figures 6, 7, and 8).
2. Discretionary development shall be conditioned to mitigate any significant adverse impact to circulation, including contributing to the cost of offsite improvements.
3. All new public roads, except State highways, shall be designed and constructed in accordance with County Road Standards or better, and State maintained roads shall be designed and constructed in accordance with State road standards or better.
4. All private roads shall meet the minimum requirements of the Ventura County Fire Protection District Private Road Guidelines, as amended, unless higher standards are deemed necessary by the Fire Protection District. Provisions for private road maintenance shall be incorporated into any future discretionary development.

5. The following standards shall apply to all roads constructed in moderate or steeply sloped hillside areas:
 - (1) Grading and disturbance of natural topography shall be kept to a minimum.
 - (2) Roads should be designed to adequately accommodate surface water runoff.
 - (3) Streets should be designed to reflect a rural, rather than urban, character.
 - (4) Street alignments should be parallel to contours in valleys or ridges, where possible. Where a location between a valley or ridge is unavoidable, east/west or north/south bound lanes should be at different elevations.
 - (5) Sidewalks and walkways shall be provided in accordance with a carefully conceived pedestrian circulation plan, but shall not be rigidly required on every street.
 - (6) Street lighting in moderate or steeply sloped areas should be of low profile design, unobtrusive, and designed to enhance a rural character.
6. Industrial discretionary development projects shall be conditioned to provide incentives to transit use (e.g., provide bus passes for their employees or clients, establish a subscription bus service, or participate in car pool/van pool programs, etc.).
7. Discretionary development projects which may be expected to benefit from the road network, bicycle path system and/or the equestrian trail system shall be conditioned to dedicate land and construct improvements or pay a fee for auto, bicycle and equestrian facilities in accordance with the circulation maps. Bicycle and/or equestrian trails shall be integrated, where feasible, into the overall circulation plan for discretionary development projects.
8. Discretionary permit proposals shall be reviewed by City of Thousand Oaks Transit and shall be conditioned to provide bus turnout facilities, and/or other appropriate transit improvements as requested by City of Thousand Oaks Transit.
9. Rezoning to allow more intensified development in areas inadequately served by a local traffic circulation system (e.g., Ventu Park) shall not be approved until a mechanism has been established to improve the local traffic circulation system, such as formation of a special assessment district, redevelopment district or other means approved by the County which will ensure that the property will be served by means of access which meet County road standards for public roads or County Fire Protection District standards for private roads.

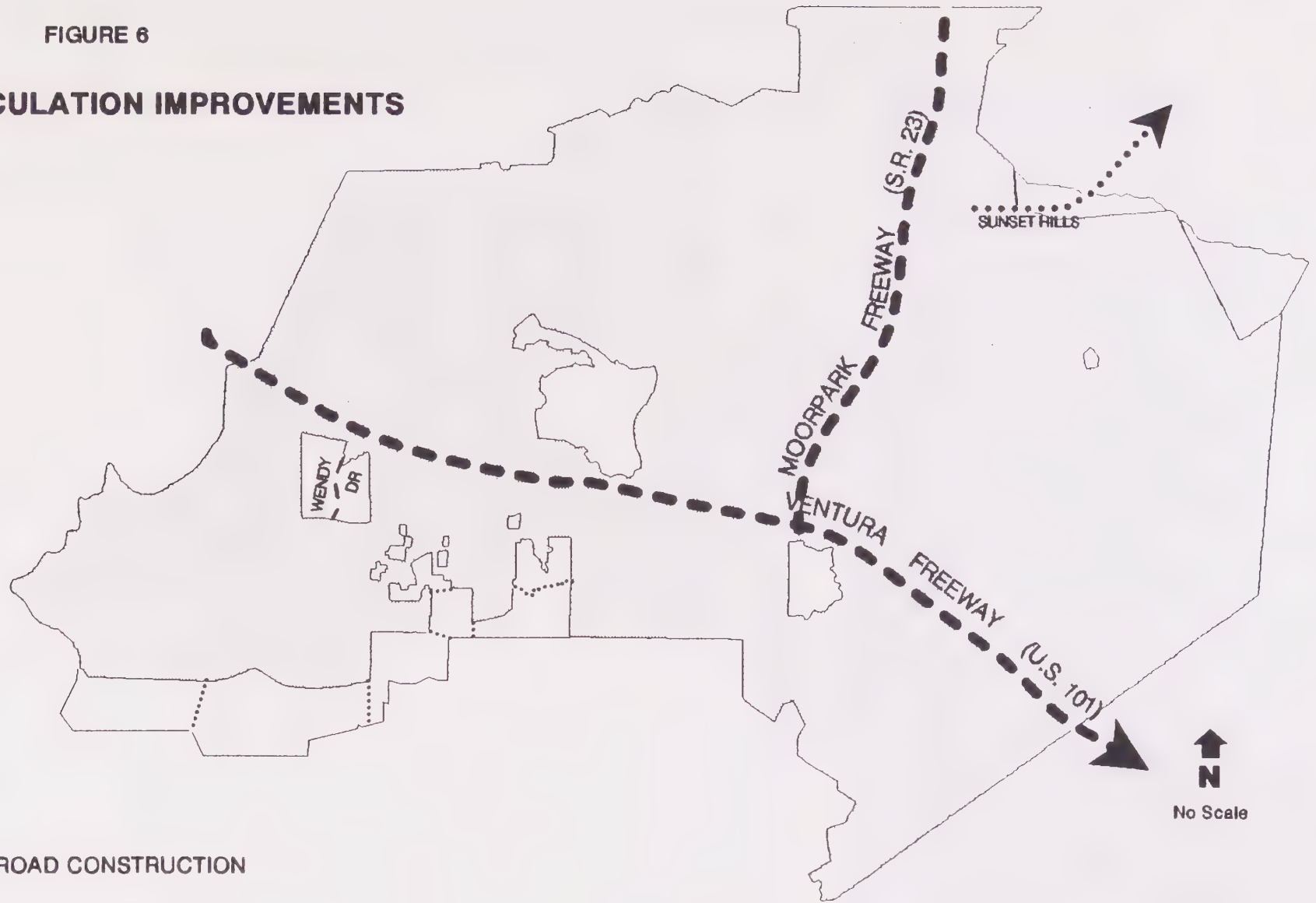
4.1.3

Program

1. The County Public Works Agency, in consultation with the Ventu Park Homeowners Association, shall present to the Board of Supervisors for their consideration a program for the design and construction of rural road improvements with the Ventu Park neighborhood. The purpose of such improvements shall be to improve public safety and traffic circulation while maintaining the rural ambience of the Ventu Park neighborhood. Said program shall include consideration of funding mechanisms such as the creation of a special assessment district. Public Works shall evaluate means to make the cost of this program affordable to Ventu Park residents such as extending the payback period over a long period of time. This program shall be initiated when 60% of all property owners within the Ventu Park neighborhood (or 60% of the linear frontage on each block proposed to be included in this program) sign a petition requesting the establishment of a special assessment district for the improvement of the local road system.

FIGURE 6

TRAFFIC CIRCULATION IMPROVEMENTS



LEGEND

- NEW ROAD CONSTRUCTION
- PLANNED ROAD WIDENING
- PLANNED FREEWAY WIDENING

Source: VENTURA COUNTY PLANNING DIVISION
CITY OF THOUSAND OAKS PLANNING DEPT.
Date: MARCH 1992

FIGURE 7

PROPOSED TRAFFIC CIRCULATION IMPROVEMENTS

ROAD WIDENING -

1. Ventura Freeway: Widen to ten lanes. Responsibility: CALTRANS.
2. Moorpark Freeway: Widen segment between U.S. 101 and Olsen Road from four to six lanes. Responsibility: CALTRANS.
3. Wendy Drive: Widen from two lanes to four lanes *only* if determined necessary by study (see Program 4.1.3.2). If widening is required the design should incorporate adequate parking lanes. Responsibility: County (Newbury Park Road Improvement Area of Contribution).

NEW CONSTRUCTION

- A. Sunset Hills Blvd.: Extend Sunset Hills Blvd. to connect with First St. in Simi Valley. Responsibility: City of Thousand Oaks, City of Simi Valley (conditioning of **discretionary development**).

FIGURE 8

BICYCLE PATHWAYS

32



LEGEND

- EXISTING BICYCLE PATHWAYS
- PROPOSED BICYCLE PATHWAYS

Source: VENTURA COUNTY PLANNING DIVISION
CITY OF THOUSAND OAKS PLANNING DEPT.
Date: MARCH 1992

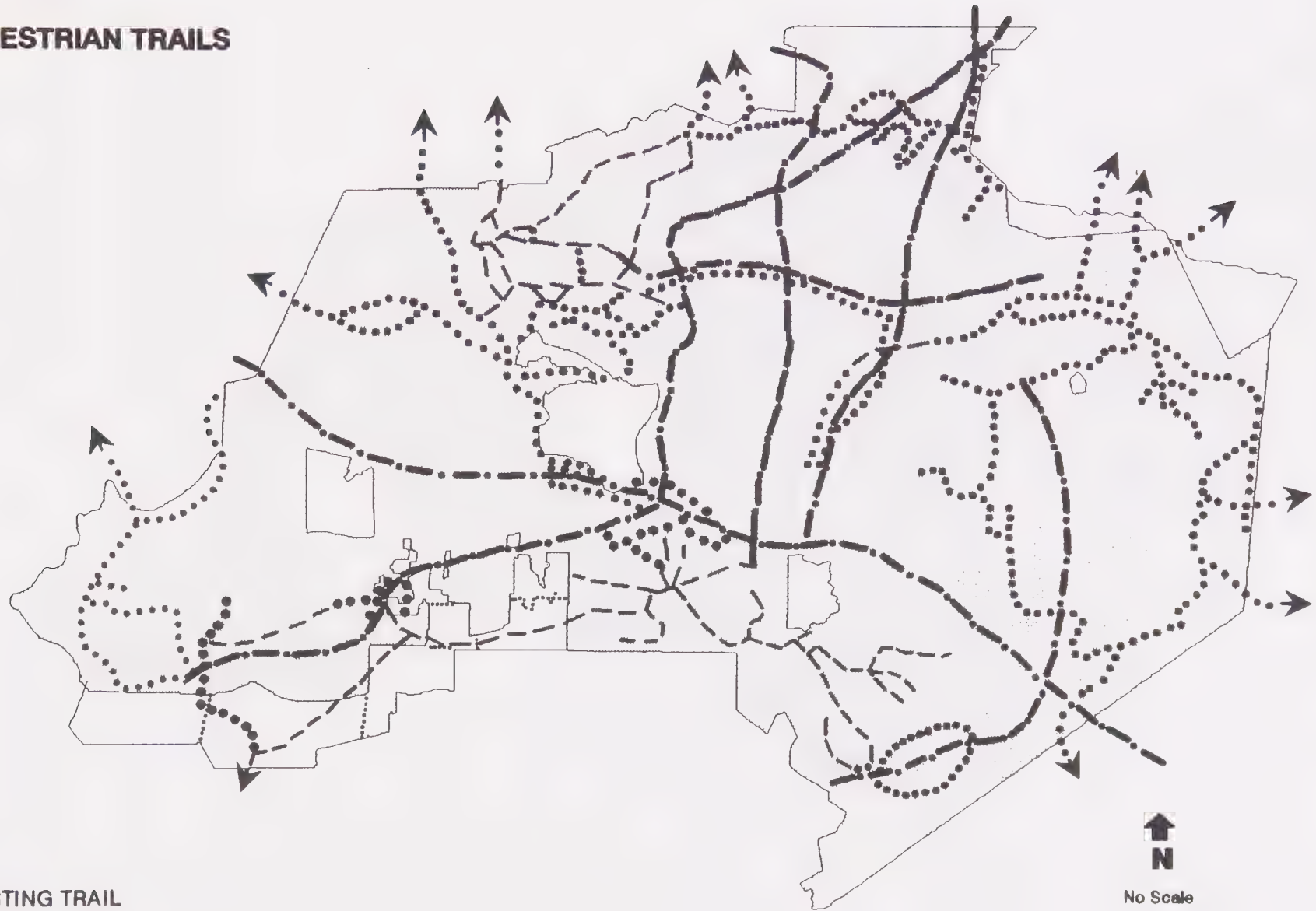
FIGURE 9

HIKING/EQUESTRIAN TRAILS

33

LEGEND

- EXISTING TRAIL
- PROPOSED TRAIL
- .-.-.- ROADS



Source: CITY OF THOUSAND OAKS PLANNING DEPT.
Date: MARCH 1992

4.2 WATER SUPPLY

4.2.1 Goals

1. Ensure the employment of water conservation measures in new construction and development.
2. Ensure that urban and rural residential neighborhoods inadequately served by water delivery infrastructure are upgraded.

4.2.2 Policies

1. Discretionary development shall be conditioned to utilize all feasible water conservation techniques.
2. Rezoning to allow more intensified development in areas inadequately served by domestic water delivery infrastructure shall not be approved until a mechanism has been established to upgrade the local domestic water delivery infrastructure.
3. Discretionary development in urban and rural residential neighborhoods that are within an existing water purveyor's pressure zone shall not be permitted to utilize a private well system for domestic water service, unless the property owner signs a binding agreement with the water purveyor to discontinue use of the well system for domestic water purposes and to connect to the water system when it becomes available, and to participate financially in the cost of any needed facilities, if required by the purveyor. Such permitted well systems may be utilized for agricultural and/or landscape purposes.
4. City policies, such as requirements for design and construction, connections to the City mains, etc., shall be utilized in the construction of water mains.

4.2.3 Program

The City of Thousand Oaks shall form an assessment district to master plan and construct needed water delivery infrastructure in urban and rural residential neighborhoods where such services are deficient (e.g., Ventu Park).

4.3 SANITATION

4.3.1 Goals

1. Encourage recycling of solid waste materials.
2. Ensure that sewage lines are constructed to serve all existing and future development in the Thousand Oaks unincorporated urban and rural residential neighborhoods, and are sized so as not to facilitate future intensification of land uses outside of the unincorporated urban and rural residential neighborhoods.

4.3.2 Policies

1. Discretionary development shall be conditioned to utilize feasible solid waste recycling measures.

2. The sewer system designed for the unincorporated urban and rural residential neighborhoods shall be sized to be no larger than necessary to serve those uses allowed under the existing General Plan land use densities.
3. Rezoning to allow more intensified development in areas inadequately served by sewer infrastructure shall not be approved until a mechanism has been established to upgrade the local sewer infrastructure.
4. Discretionary development in urban and rural residential neighborhoods shall not be permitted on septic systems unless it complies with the County Sewer Policy and the property owner signs a binding agreement with the sewer purveyor to connect to the sewer system when such a system becomes available, and to participate financially in the cost of any needed facilities, if required by the purveyor.

4.3.3 *Programs*

1. The County Solid Waste Management Department will prepare and recommend standard conditions designed to promote recycling efforts for discretionary development permits.
2. The City of Thousand Oaks shall be encouraged to form an assessment district to master plan and construct needed sewer infrastructure in urban and rural neighborhoods where such services are deficient (e.g., Ventu Park).

4.4 UTILITIES

4.4.1 *Goal*

Provide adequate utility services to the Thousand Oaks Area of Interest in keeping with the area's scenic qualities.

4.4.2 *Policy*

The undergrounding of all electric, cable, television, phone and gas lines shall be required, where feasible, for all discretionary development.

4.5 PUBLIC SAFETY

4.5.1 *Goals*

1. Provide for the protection of the public through effective law enforcement, fire protection, and paramedic programs and policies.
2. Prohibit development in areas where either emergency access or adequate water supplies for fire fighting purposes cannot be provided.
3. Ensure that future development provides adequate private security where appropriate for the prevention of local crime.

4.5.2 *Policies*

1. Discretionary development shall comply with the requirements of the Fire Protection District and Sheriff's Department by providing adequate access for fire, law enforcement, emergency equipment and personnel, and evacuation.

2. Adequate water supplies and delivery system for fire fighting purposes shall be required to serve any discretionary development in accordance with the standards of the Fire Protection District.

4.6 EDUCATION

4.6.1 Goal

Promote multiple use of school facilities.

4.6.2 Policy

School facilities should be utilized for community and parks and recreation activities whenever possible.

4.6.3 Programs

1. The Conejo Unified School District is encouraged to make school facilities available during off-school hours as appropriate for community meeting space, recreation, and other compatible functions.
2. The County Planning Division shall coordinate an exchange of information with the Conejo Unified School District regarding school needs and new residential development.

4.7 RECREATION

4.7.1 Goals

1. Cooperate with the Conejo Recreation and Park District to ensure that recreation needs of existing and future residents of the Thousand Oaks Area of Interest are adequately provided for.
2. Promote the acquisition of open space lands by park or open space agencies (Conejo Open Space Conservation Agency [COSCA], and the Conejo Recreation and Park District).
3. Ensure the completion of the unincorporated portion of the Thousand Oaks regional trail system and protect existing trails.
4. Ensure that recreational uses in sensitive open space areas preserve natural resources in balance with the provision of opportunities for the use and enjoyment of those resources.
5. Encourage community volunteer efforts to enhance parks, trails, and recreation by organized groups (e.g., Equestrian Trails Incorporated, Mounted Assistance Units, Concerned Off-Road Bicyclists Association, Boy Scouts, Girl Scouts, Santa Monica Mountains Trails Council, California Native Plant Society, etc.).

4.7.2 Policies

1. All discretionary development that may affect recreation resources, trail systems, or parklands shall be reviewed by affected recreation agencies (e.g., Ventura County General Services Agency - Recreation Services, Conejo Recreation and Park District, Santa Monica Mountains Conservancy, California Department of Parks and Recreation, National Park Services, Conejo Open Space Conservation Agency [COSCA]), for impact on recreation opportunities and resources.

2. Discretionary development permits within or adjacent to areas of significant wildlife habitat, scenic areas, steep slopes, moderate slopes, canyons, water courses, and other hazardous or sensitive areas shall be conditioned to reserve a portion of the site for natural open space or recreation in accordance with the standards established in Section 5.1 of this Plan. Where appropriate, developers will be encouraged to dedicate such areas to park or open space agencies.
3. Discretionary development near existing or proposed equestrian trails, as depicted on "Hiking/Equestrian Trails", shall be conditioned to mitigate or avoid adverse impacts to the existing trail system. Discretionary development permits which may be expected to benefit from the regional trail system shall be conditioned to dedicate and improve, or pay a fee for, planned trails and public trail access points and install appropriate signs to the standards of the County of Ventura, Conejo Open Space Conservation Agency (COSCA) and the Conejo Recreation and Park District.

4.7.3 *Program*

Recommend that the National Park Service continue its program to acquire additional public open space and recreation land near Rancho Sierra Vista-Satwiwa pursuant to the Santa Monica Mountains National Recreation Area Land Protection Plan (1984).

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3. Access (Fencing and Gates)

- (1) Access to the open space property shall be controlled through fencing or other appropriate means approved by the County Planning Division and constructed or bonded by the developer prior to recordation or use inauguration.
 - a. Nonflammable fencing of a design and type approved by the County Planning Division and the designated entity shall be installed adjacent to streets bordering open space.
 - b. Special barriers and gates shall be installed at trail access points and other potential points of access to preclude unauthorized vehicles from entering open space.
 - c. If fencing is to be installed, it shall be located to complement the natural contour and shall be placed at least one foot within the boundary of the private parcels.
 - d. Nongated fencing or walls shall be installed between residential lots and open space.

4. Trails

- (1) Trails shall be constructed in the open space according to the plans and standards of the County of Ventura, the Conejo Open Space and Conservation Agency (COSCA) and the Conejo Recreation and Park District (CRPD).
- (2) All proposed trails and trail easements shall be shown on a grading plan prepared by applicant and approved by the County.

5. Improvements

All improvements, including stream channel inlets, brow ditches, and bench drains shall be stained an earth color to blend with the surrounding natural landscape conditions.

5.2 GUIDELINES FOR THE PRESERVATION AND PROTECTION OF TREES

5.2.1 Purpose

The purpose of these Guidelines is to augment the requirements of the County's Scenic Resource Protection Overlay Zone, Tree Permit Guidelines, and the Tree Protection Ordinance (Section 8107-25 et seq.) by applying regulations which are comparable to the oak tree preservation and protection regulations imposed by the City of Thousand Oaks.

5.2.2 Objectives

In implementing these Guidelines, it is the intention of the County to:

1. Preserve and protect Alder, Big Leaf Maple, Sycamore, Cottonwood and Oak trees in recognition of their historic, aesthetic, environmental and landmark value to the citizens of the Thousand Oaks area.
2. Prohibit uncontrolled and indiscriminate destruction of these protected trees.

3. Require the preservation of healthy trees unless reasonable and conforming use of the property justifies the removal, cutting, or encroachment into the protected zone of a protected tree.

5.2.3 Applicability of Guidelines

These guidelines shall be applicable to all properties within the Scenic Resource Protection Overlay Zone and all discretionary development on property containing protected trees located within the unincorporated Thousand Oaks Area of Interest.

5.2.4 Permit Required

A Tree Permit must be obtained pursuant to the provisions of the County's Scenic Resource Protection Overlay Zone, County's Tree Permit Guidelines, and the Tree Protection Ordinance (Section 8107-25 et seq.) in order to take any of the following actions in regard to a protected tree anywhere in the unincorporated Thousand Oaks Area of Interest:

1. Cutting, including pruning of branches in excess of two inches (2") in diameter.
2. Removal.
3. Relocation from one part of the site to another.
4. Encroachment into the protected zone of the tree (including grading, excavating, trenching, paving, parking of vehicles, storage of materials or equipment, the construction of structures or other improvements, poisoning, overwatering or other actions taken which could result in injury or death to the tree).

5.2.5 Standards for Granting or Denying Permits

A Tree Permit may be approved based upon one or more of the following findings by the Planning Director (or designee):

1. The condition or location of the protected tree requires cutting to maintain or aid its health, balance or structure;

Note: The removal of live tissue for the purpose of improving or altering the appearance of an oak tree is prohibited. Additionally, it is desirable to postpone the cutting of heavily charred fire-damaged Coast Live Oak Trees for at least two to three years given that most trees will recuperate.

2. The condition of the tree(s) with respect to disease, danger of falling, proximity to existing structures, high pedestrian traffic areas such as parking lots, pedestrian walkways, or interference with utility services cannot be controlled or remedied through reasonable preservation and/or preventative procedures and practices;

Note: Any persons who feel a protected tree located on property possessed, owned or controlled by them is a danger to the safety of themselves, others or to structural improvements on-site or off-site shall have an obligation to secure the area around the tree or support the tree, as appropriate, to safeguard both persons and improvements from harm.

3. It is necessary to remove, relocate, cut or encroach into the protected zone of a protected tree to enable the reasonable and conforming use of the subject property which is otherwise prevented by the presence of the tree.

5.2.6 Application and Processing

Except as provided in these Guidelines, applications for Tree Permits shall be processed in accordance with the County's Tree Permit Guidelines.

1. **Tree Report** - A Tree Report, prepared by a qualified tree consultant, and containing specific information concerning the location, condition, potential impacts of development, recommended actions and mitigation measures regarding protected trees on the site shall be required as a part of the Tree Permit application, unless specifically waived by the County Planning Division (such as for the removal of dead or hazardous trees).

All work conducted with the protected zone of the protected tree shall be performed in the presence of the applicant's tree consultant.

2. **Utility Trenching-Pathway Plan** - Unless waived by the County Planning Division, the applicant will be required to submit a Utility Trenching-Pathway Plan for review and approval by the County's landscape consultant. The plan will depict all of the following systems: storm drains, sewers, easements, area drains, gas lines, electrical service, Cable TV, and water mains. Additionally, the plan must show all lateral lines serving the residences. The plan must include the precise locations of all protected trees on the project as well as an accurate plotting of the protected zone. The plan should be developed considering the following general guidelines:

- (1) The plan must be developed to avoid going into the protected zone of any protected tree on its path from the street to the building.
- (2) Where it is not possible to avoid some encroachment, the design must minimize the extent of such encroachment.

3. **Tree Permits Involving Four or More Protected Trees** - The City of Thousand Oaks Department of Planning and Community Development shall be notified of all requests for removals, encroachments and/or relocations involving four (4) or more protected trees. The County Planning Director's decision on such applications shall automatically be deferred to the County Planning Commission for final determination.
4. **Landscape Consultant Review** - Tree Permit applications shall be reviewed by the County's landscape consultant where appropriate.
5. **Letters of Certification** - Certification letters are required for all work conducted upon protected trees. In this regard, the applicant's tree consultant will be required to submit a certification letter to the Planning Division within five (5) working days of such work attesting that all of the work was conducted in accordance with the appropriate permits and requirements of these Guidelines.

5.2.7

Special Tree Requirements

1. **Use of Hand Tools** - Unless otherwise approved, all work conducted in the ground within the protected zone will be accomplished using non-power hand tools only.
2. **New Plants in Protected Zone** - Although it is best not to allow any plants within the protected zone, only drought tolerant plantings will be permitted. However, if such plants are installed, no spray type irrigation systems are allowed. Unless waived by the County, a landscape plan shall be prepared pursuant to the County's Guide to Landscape Plans.
3. **Tree Cavities** - The applicant's tree consultant may make recommendations requiring that certain cavities be cleared out to remove all decayed wood, provide for proper drainage and allow for new growth. Concrete or similar material shall not be used to seal or fill cavities. Screening may be applied over remaining cavities to prevent animal habitation in the trees recommended for this treatment.
4. **Root System** - Where structural footings are required and roots will be impacted, the footings shall be bridged and the roots protected. Unless otherwise approved by the County's landscape consultant, all such roots must be covered with a layer of plastic cloth and two to four inches of styrofoam matting prior to pouring the footing.
5. **Parking Lots and Pedestrian Walkway Improvements** - Since the County's policy in the Thousand Oaks area is to preserve healthy trees unless reasonable and conforming use of the property justifies the removal, cutting or relocation of a protected tree, architects should design their projects with this requirement in mind. Therefore, for public safety reasons, parking lots and pedestrian walkways must be designed so that no unhealthy trees are proposed to remain in high vehicular and pedestrian use areas.

To the extent possible, parking spaces should not be located directly under the canopy of a protected tree. When this is not possible, pervious paving material will be employed to the satisfaction of the Planning Division.

6. **Grade Changes** - In general, every effort should be made to avoid cut and/or fill slopes within the protected zone. Permanent retaining walls, structurally and aesthetically acceptable to the County, may be required. Filling of soil within the protected zone may require installations of adequate aeration and drainage devices subject to review and approval by the County's landscape consultant. (Standard details are shown in "Tree Preservation Details").
7. **Temporary Fencing During Grading and Construction** - Prior to the commencement of any grading or construction activities, a minimum five foot high protective fence will be required to be installed at the outermost edge of the protected zone of each protected tree or group of trees to be preserved. The fences must remain in place throughout the entire construction period and may not be removed without authorization for the County Planning Division. Exceptions to this requirement may occur in cases where protected trees are located on slopes that will not be graded.
8. **Tree Removals** - Unless otherwise approved, authorized removal of protected trees shall be accomplished using the following guidelines:

- (1) All portions of the tree shall be removed from the site and debris relocated to an approved County Refuse Disposal site or other approved location. Additionally, the stump must be completely removed and the hole or indentation filled with soil.
- (2) All tree wells that were originally created to preserve the tree shall be completely filled with soil.

9. Tree Replacement

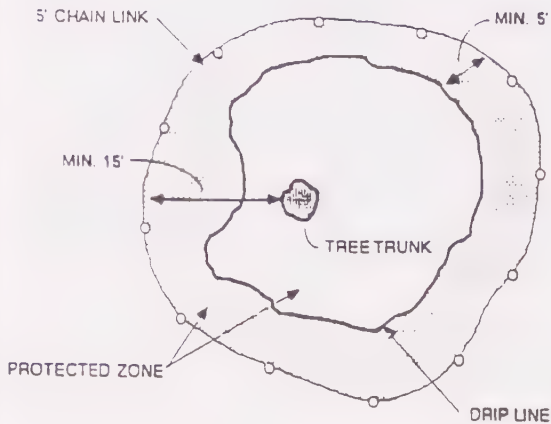
- (1) Where a tree permit has been granted for the removal of a protected tree, it shall be replaced in accordance with the following schedule:
 - a. Developed Residential Properties - For residential properties where the house currently exists, the replacement shall be one thirty-six-inch (36") box tree for every healthy protected tree approved for removal. In cases of exceptional specimens forty-eight inches (48") or more in diameter, one sixty-inch (60") box tree will be required to be planted.
 - b. All Other Properties - One or more trees equivalent to the appraised value of the tree being removed will be required to be planted. The exact dollar amount will be determined by the current formula developed by the International Society of Arboriculture.
 - c. Violation Penalty - In the event a tree is removed prior to the granting of a tree permit, the replacement shall be double the amount otherwise required. This shall be in addition to any penalties imposed by a court pursuant to the enforcement provisions of the County Zoning Ordinance.
- (2) The location of replacement trees shall be approved by the County's landscape consultant.
- (3) Replacement trees must be the same species as the tree removed unless a different variety is approved in advance by the County's Planning Director or landscape consultant.
- (4) In cases where conditions preclude the project site for planting the replacement trees, the Planning Director (or designee) may consider other options as follows:
 - a. Planting trees on public property such as designated open space areas, public parks, etc., and/or
 - b. Cash donation to the County or an approved public agency in an amount equal to the appraised dollar value of the trees that were removed. The exact dollar amount will be determined by the current formula developed by the International Society of Arboriculture.

10. Tree Relocation - In certain cases the County may consider the relocation of protected trees from one area in the project to another. The guidelines and limitations of this program are as follows:

- (1) The tree(s) being recommended for relocation must be approved by the County's landscape consultant, whose decision will be based upon factors relating to health, type, size, time of year and proposed location.
- (2) A refundable cash security deposit, in an amount equal to the cost of purchasing an equivalent nursery-grown tree, will be made with the County Planning Division. The deposit will be refunded after twelve (12) months if, in the opinion of the County's landscape consultant, the relocated tree has survived and is considered to be in good health. If the tree is considered to be marginal, the deposit will be retained for an additional twelve (12) months, at the end of which another inspection will be conducted. If the health of the tree is unchanged or has declined, the developer will remove the relocated tree and replace it with an equivalent nursery-grown tree. The security deposit will then be refunded to the applicant.

FIGURE 10

TREE PRESERVATION DETAILS



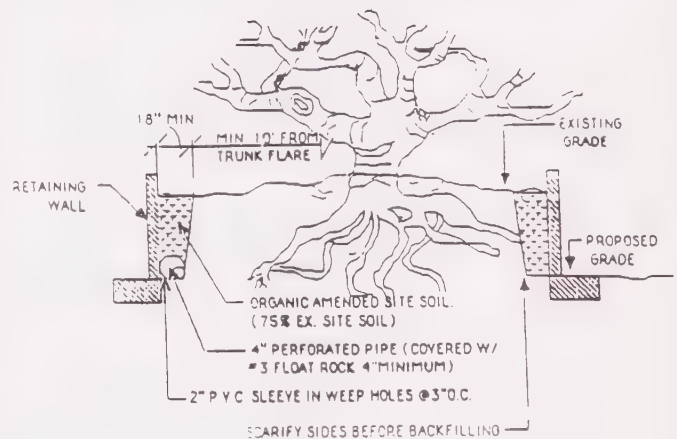
PROTECTED ZONE

A SPECIFICALLY DEFINED AREA TOTALLY ENCOMPASSING AN OAK TREE WITHIN WHICH WORK ACTIVITIES ARE STRICTLY CONTROLLED. THE PROTECTED ZONE EXTENDS 5' BEYOND THE DRIP LINE AND IN NO CASE SHALL BE CLOSER THAN 15' FROM THE TREE TRUNK.

NOTES

- THIS DETAIL APPLIES ONLY TO CUTS DEEPER THAN 12" ALL OTHER CUTS AS DIRECTED
- BALANCE ROOT DAMAGE W/ COMPENSATORY PRUNING OF TREE'S CANOPY UNDER THE DIRECTION OF OAK TREE CONSULTANT
- ALL ROOTS CUT TO BE RE-CUT CLEANLY

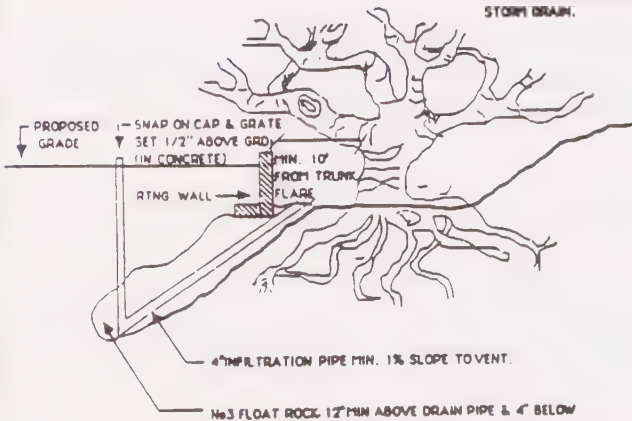
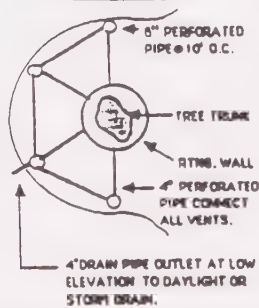
SECTION



NOTES

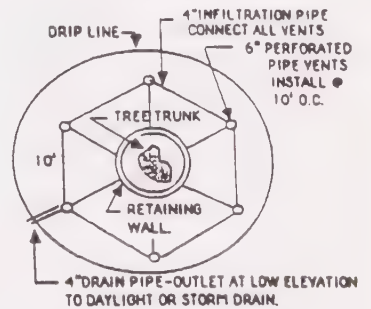
- THIS DETAIL APPLIES ONLY TO FILLS DEEPER THAN 12" ALL OTHER FILLS AS DIRECTED.
- CLEAN AWAY TOP SOIL TO EXPOSE ROOTS USING HAND LABOR ONLY UNDER THE DIRECTION OF THE OAK TREE CONSULTANT
- DO NOT DAMAGE ROOTS WHEN PLACING ROCKS.
- SEAL ALL ROOT ENDS W/ APPROVED ROOT SEAL.

PLAN VIEW

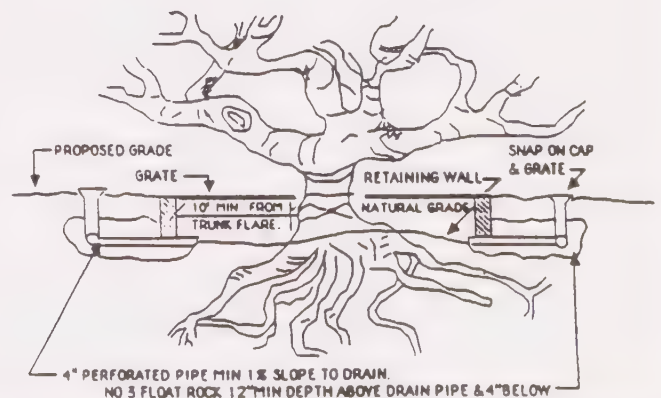


NOTES

- THIS DETAIL APPLIES ONLY TO FILLS DEEPER THAN 12" ALL OTHER FILLS AS DIRECTED.
- CLEAN AWAY TOP SOIL TO EXPOSE ROOTS USING HAND LABOR ONLY UNDER THE DIRECTION OF THE OAK TREE CONSULTANT
- DO NOT DAMAGE ROOTS WHEN PLACING ROCK
- SEAL ALL ROOT ENDS W/ APPROVED ROOT SEAL.



PLAN VIEW N.T.S.



5.3 GRADING AND HILLSIDE DEVELOPMENT STANDARDS

5.3.1 Purpose

The purpose of these standards is to augment the requirements of the County's Scenic Resource Protection Overlay Zone in the Thousand Oaks Area of Interest by applying standards which are comparable to the grading and hillside development standards imposed by the City of Thousand Oaks.

5.3.2 Objectives

In implementing these standards, it is the intention of the County to:

1. Preserve the natural terrain and aesthetic character of the moderate and steep slopes (hillside areas) surrounding the Thousand Oaks community, while encouraging creative, innovative and safe development;
2. Encourage only minimal grading which relates to the natural contour of the land, and which will round off, in a natural manner, sharp angles at the top and ends of cut and fill slopes, and which do not result in a "staircase" or "terrace" effect;
3. Require the retention of trees and other vegetation which stabilize steep hillsides, retain moisture, prevent erosion, and enhance the natural scenic beauty and, where necessary, require additional landscaping to enhance the scenic and safety qualities of the hillsides;
4. Encourage a variety of building types and design, when appropriate, to materially reduce grading and disturbance of the natural character of the area;
5. Require immediate planting as soon as possible wherever appropriate to maintain necessary cut and fill slopes, to stabilize them by plant roots, and to conceal the raw soil from view;
6. Require the retention of natural landmarks and prominent natural features which enhance the character of a specific area, for example, the natural skyline; and
7. Impose appropriate conditions on the development of all slopes to obtain conformity with the Thousand Oaks Area Plan Grading and Hillside Development Standards.

5.3.3 Applicability of Standards

These standards shall be applicable to all properties within the Scenic Resource Protection Overlay Zone and all discretionary development involving steep slopes or earth movement which would require a discretionary permit pursuant to Section 5.3.4.

5.3.4 Permit Required

A discretionary permit for grading must be obtained for all grading except:

1. An excavation which (a) is less than two feet in depth, or (b) which does not create a cut slope greater than five feet in height and steeper than one and one half feet horizontal to one foot vertical, and which does not exceed 50 cubic yards on any lot; or

2. A fill less than one foot in depth and placed on natural terrain with a slope flatter than five feet horizontal to one foot vertical, or less than three feet in depth, not intended to support structures, which does not exceed 50 cubic yards on any one lot and does not obstruct a drainage course.

5.3.5 Application and Processing

Except as provided in these standards, applications for discretionary grading permits shall be processed in accordance with the County's Permit Processing Procedures.

5.3.6 City Notification

The City of Thousand Oaks Department of Planning and Community Development shall be notified of requests for discretionary grading when one or more of the following circumstances occur:

1. Cut or fill slopes exceed fifteen feet (15') in height.
2. The natural slope within the area to be graded equals or exceeds twenty-five percent (25%).
3. The total amount of earth movement exceeds 10,000 cubic yards.
4. When protected trees are affected.
5. When ridgelines are involved.

5.3.7 Standards

The following standards shall apply to that portion of the Thousand Oaks Area of Interest which is within the Scenic Resource Protection Overlay Zone:

1. **Ridgetop Development** - Construction on top of prominent ridgelines is not permitted if there are other suitable building locations elsewhere on the property. If structures must be placed on top of ridgelines because of site size or similar constraints, they shall be located and designed to minimize visibility and silhouetting against the skyline as viewed from nearby public roads and developed areas and shall incorporate one or more of the following site planning techniques:
 - (1) Limit construction to single-story structures on or near ridgelines;
 - (2) Utilize large setbacks (50 feet or more) from the edge of a ridgeline building pad;
 - (3) Utilize berms and landscaping to soften the visual impact of homes and graded areas.
 - (4) Utilize raised foundations, split-level designs, roof materials consisting of clay or concrete plate tile with a natural color, and other techniques to fit the home to the hillside terrain, and to minimize grading required.
2. **Manufactured Slopes; Maximum Height** - No cut or fill slope shall exceed a vertical height of twenty-five (25) feet unless this requirement is waived by the decision-making body (see "Grading Standards" at the end of this Section).

3. **Manufactured Slopes; Minimum Separation -**

- (1) The separation between adjacent manufactured slopes shall be at least 100 feet apart as measured from top and ends of cut and fill slopes (see "Grading Standards" at the end of this Section).
- (2) Any separation between said slopes less than 100 feet shall be considered a continuous manufactured slope, thus requiring a waiver of the 25 ft. height limitation of these Grading and Hillside Development Standards by the County Planning Commission or Board of Supervisors.
- (3) Where this grading technique is proposed, the applicant shall attempt to place manufactured slopes in less exposed portions of the property where the view from the surrounding areas is obscured by manmade or natural physical features.
- (4) This grading condition shall occur at minimal horizontal distances (length of slope) and said distances should not exceed a length of 100 feet.
- (5) Where there are abutting manufactured slopes with opposite pad elevations on a similar horizontal plane, the dwelling units shall be staggered to capitalize on any available views between said dwellings and to avoid a monotonous visual effect.
- (6) Adjacent manufactured slopes may have a reduced separation or even converge if it is determined that this will accomplish an improved blending effect, including slope rounding. These efforts shall result in an improved relationship of grading activity with the natural terrain and eliminate the appearance of sharp slope angles as viewed from the surrounding area.

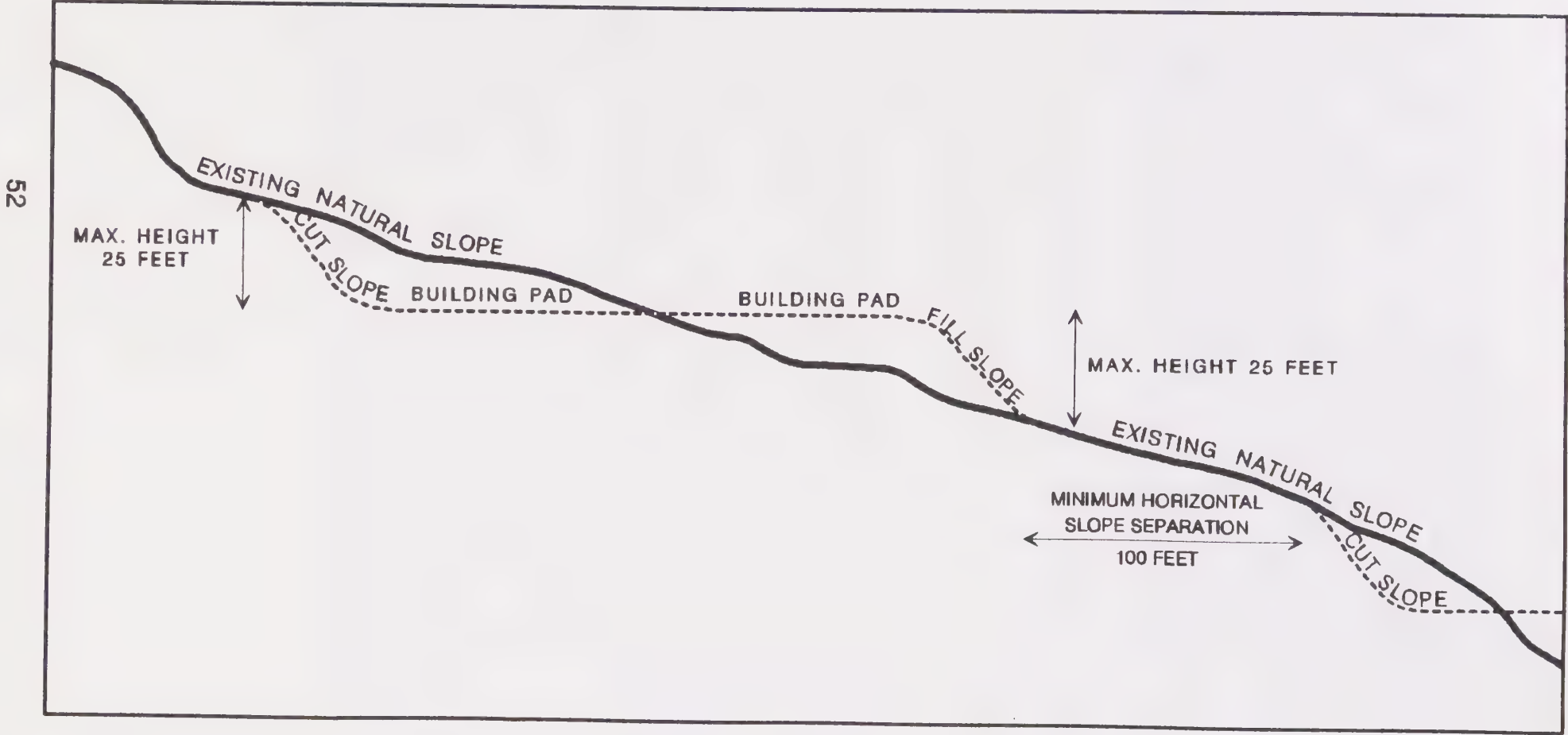
4. **Manufactured Slopes; Erosion Control -** All cut and fill slopes greater than three (3) feet in height, except those constructed in rock, shall be planted or otherwise protected from the effects of storm runoff erosion within thirty (30) days after the completion of the grading. Planting shall be designed to blend the slope with the surrounding terrain and development. Irrigation facilities shall be required to provide for the proper maintenance of the planted areas.

Landscaping and irrigation plans shall be submitted and approved in accordance with the County's Guide to Landscape Plans.

5. **Grading Near Protected Trees -** On all parcels of land containing protected trees (see Section 5.2), grading shall be designed to ensure the survival and health of all such trees, except those which have been expressly authorized for removal or encroachment into the protected zone. These trees shall be protected from grading activities by the use of chain link fencing around the trees. If a permit has been issued for encroachment into the protected zone, the grading plan shall be accompanied by details for retaining walls and drainage devices prepared by a landscape architect.

6. **Waiver of Standards** - These grading and hillside development limitations are not intended to interfere with an applicant's efforts to grade and develop hillside terrain in an innovative and imaginative fashion so as to harmonize a project with the surrounding natural setting. The County encourages creative techniques that serve to uphold or augment the quality environment and aesthetic character of the Thousand Oaks community. Any proposal that relates grading to the natural contours of the land, demonstrates slope blending techniques, and eliminates a staircase or terrace effect is encouraged by the County. Pursuant to this, the provisions of these Grading and Hillside Development Standards may be waived by the decision-making body only when it can be shown that the proposed development is in the spirit of, and compatible with, the purpose and objectives of these standards or is necessary to enable the reasonable and conforming use of the subject property which would otherwise be precluded by the strict application of these standards.

FIGURE 11
GRADING STANDARDS



5.4 WATER CONSERVATION STANDARDS

5.4.1 Objective

In implementing these standards, it is the intention of the County to condition new discretionary development to minimize water consumption in order to conserve water resources.

5.4.2 Standard Conditions

1. Water efficient plumbing devices (toilets, showerheads and faucet aerators) shall be installed in all new residential, commercial, industrial and institutional units. Water efficient devices are defined as follows: not more than 1.6 gallons per flush for toilets; not more than 2.5 gallons per minute flow for showerheads.
2. Landscape designs for all new multi-family residential, commercial, industrial and institutional developments shall incorporate water conserving features such as: limited turf (lawn) areas, efficient irrigation systems, low-water using plants (such as natives) and appropriate placement of plants and irrigation to minimize water demands. Landscape plans shall conform to the County's Guide to Landscape Plans.
3. Model home complexes in new subdivisions shall include at least one model home equipped entirely with water efficient landscapes, including: drip irrigation, soil moisture sensing devices, little or no turf area, native or low-water use plants, low precipitation sprinklers and properly placed plantings. The models shall include adequate signs and displays to describe these features, including a copy of the landscape plan with a descriptive legend. All model homes shall be equipped with water efficient plumbing devices.
4. All new individual residential units (including condominium units) shall be equipped with separate water meters; multi-family units shall have landscape water on a separate meter for all common areas.
5. Large turf areas, such as golf courses, parks and median strips, shall be discouraged unless equipped with separate water lines to accommodate the use of reclaimed water, where and when available.

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GLOSSARY

Unless the context requires otherwise, the definitions of words and terms provided in this section, as well as the Goals, Policies and Programs volume of the County General Plan, shall be used in interpreting this Area Plan.

Above Average (Tree): The rating of a protected tree as healthy and vigorous but with minor visible signs of disease and pest infestation (CF. Average and Outstanding).

Archaeologically Sensitive Area: An area in which archaeological resources exist and which could easily be disturbed or degraded by human activities and development.

Area of Interest: Major geographic areas reflective of community and planning identity established by the Ventura County Local Agency Formation Commission (LAFCO). All of the area shown on "Thousand Oaks Unincorporated Planning Sub-Areas" is included in the Thousand Oaks Area of Interest.

Average (Tree): The rating of a protected tree as healthy in overall appearance with a normal amount of disease and/or pest infestation (CF. Above Average and Outstanding).

City of Thousand Oaks Transit: Transit company operated by the City of Thousand Oaks, and funded by the City and the County, which serves the City of Thousand Oaks and adjacent unincorporated areas, and the cities of Moorpark, Westlake Village, Camarillo, Oxnard, and Ventura.

Conejo Open Space Conservation Agency (COSCA): An agency formed by a joint powers agreement between the City of Thousand Oaks and the Conejo Recreation and Park District, which preserves, protects and manages resources within open space areas, within the Thousand Oaks Area of Interest.

Healthy Protected Tree: Any protected tree which is rated "Outstanding", "Above Average", or "Average" by an Oak Tree Preservation Consultant.

Hillside: An area or property having steep slope.

Outstanding (Tree): The rating of a protected tree as healthy and vigorous, characteristic of its species, and free of any visible signs of disease or pest infestation (CF. Above Average and Average).

Protected Tree: Any species of Alder, Big Leaf Maple, Sycamore, and Cottonwood exceeding nine and one-half inches (9.5") in girth and any species of Oak exceeding six and one-quarter inches (6.25") in girth when measured at a point four and one-half feet (4-1/2') above the tree's natural grade.

Protected Zone: The area enclosed by a line which is five feet (5') outside a protected tree's dripline or is fifteen feet (15') from the trunk of the protected tree, whichever is greater.

Qualified Archaeological Monitor: An archaeologist or Native American who is trained to monitor trenching or earthmoving activities at a potentially or confirmed archaeologically sensitive area.

Scenic Open Space Areas: Land in a predominately open, undeveloped character which contains pleasing or beautiful natural scenery.

Sensitive Areas: Areas which could be significantly adversely affected by development due to the presence of natural features including, but not limited to, significant wildlife habitat, scenic areas, steep slopes, moderate slopes, canyons, watercourses, or hazard areas.

Severe Environmental Constraints: Natural features which constrain or preclude development, including, but not limited to, significant wildlife habitats, scenic areas, steep slopes, moderate slopes, canyons, watercourses, or hazard areas.

Slope, Average: The average slope of a property shall be calculated by using the following formula: $S = (100 \times I \times L) + A$, where S = average slope (%); I = contour interval (feet); L = total length of all contour lines (feet); and A = total area of the lot (square feet).

Slope, Moderate: Any slope on a property, or portion of a property, which exceeds ten percent (10%) average slope.

Slope, Steep: Any slope on a property, or portion of a property, which exceeds twenty-five percent (25%) average slope.

Sphere of Influence: An area designated by the Local Agency Formation Commission (LAFCO) for each city representing the probable ultimate boundary of the city. In the case of Thousand Oaks, the current Sphere of Influence encompasses all of the planning sub-areas shown on "Thousand Oaks Unincorporated Planning Sub-Areas" except Broome Ranch, Rancho Sierra Vista-Satwiwa and a portion of White Stallion Ranch.

Standard: A requirement which must be adhered to as a condition of development.

Thousand Oaks Area of Interest: See Area of Interest.

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